the Exchange

Eastern Washington

April 9-15, 2026

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Spring home IMPROVEMENT Issue Inside!

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LOCAL RAW HONEY IN 1 LB. TO 4 GALLON QUANTITIES
At Chase Honey is so good! Beeswax candles, lip balm, lotion bars, huckleberry & other flavors of honey, creamed honey. Call 509-927-8627 or 509-979-0479 for appointment, 6529 N. Idaho Rd. Newman Lake, WA. www.-ChaseHoneyCompany.-com You can now find our products at The Great Northwest Vendor Mall & Famous Joe's Vendor Emporium in Spokane

CONCERNED OR HAVE QUESTIONS ABOUT RADON?
Call Radon Testing & Mitigation Solutions, LLC. Free radon test with every radon mitigation system we install. Veteran owned, residential or commercial, reliable results in a timely manner. Lic. #RADONTM776N9. www.Radon-Spokane.com Deal with the owner, call 509-564-5207 Spokane

DEER PARK 5 BEDROOM, 4 BATHROOM
Home on nearly 10 acres in the middle of sweeping mountain views off West Antler Rd. Updates include: (2023) hardwood floors & (2026) fresh paint throughout, a 40 year composition roof (installed 2016). Lower level offers endless flexibility—perfect for multi-generational living, guest quarters, or a home business setup. The newly drilled well produces an impressive 100 gallons per minute. Horse & cattle owners will appreciate the smart property design, including a 30x40 shop with two oversized overhead doors ideal for vehicles, equipment, or hobbies. Eligible for a 1 year, 1 point lender paid rate buydown. Offered at $789,000. Call Sharma Meckelson 509-599-4475, or Jeff Hunsaker 509-701-0690, Windermere North/Deer Park

THE HEIGHTS MOTEL IN AIRWAY HEIGHTS HAS VACANCIES
Studio, $350 week/ $1200 month; 1 or 2 bedroom, $400 week/ $1400 month. 13504 W. Sunset Highway, Airway Heights. Call 509-481-7338

LAKE ROOSEVELT PROPERTY IN LINCOLN NEAR THE BOAT LAUNCH
1-1/2 acres with Park model home, water, septic, power, covered deck, large lawn with sprinkler system, set up for winter, two pole buildings with concrete floors, garage door openers & power, asphalt paved driveway. Also adjacent undeveloped 2.77 acre parcel. For sale by owner, 509-679-3400

REVERSE MORTGAGE
A Better Way to Retire! Call 208-762-6887. Local representative, free information. Larry Waters, NMLS #400451. Mutual of Omaha Mortgage, NMLS #1025894. (These materials are not from, or approved by, HUD or FHA. Subject to Credit Approval.) M00MR.1219.23. Equal Housing Lender. Serving Idaho & Washington

AKC REG. COCKER SPANIEL
Small female, blue merle tri-parti color, full registration, $800. Call or text for home screening, 509-866-6052 Spokane

PRISTINE MOUNTAIN VIEW ESTATES CONDO IN NORTHWOOD
Where luxury meets convenience! Enjoy sweeping territorial & city views from this beautifully updated home. 2 bedroom, 1-1/2 bath, upgrades include newer carpet, select flooring & modern window treatments. Open concept great room, floor to ceiling fireplace, chef's kitchen with new cabinetry, granite countertops, stainless steel appliances. Newly remodeled primary bath, walk-in shower. Resort style amenities include swimming pool, hot tub/ spa, tennis & pickleball courts, RV & boat storage, $310,000. Nancy Wynia, Windermere Manito, 509-990-2742

HUGE FLEA MARKET IN SPOKANE
Friday & Saturday, April 10 & 11, 9am-4pm, 3038 E. Trent. Come on in & find furniture, clothes, toys, kitchen finds, books, decor, vintage & more! Also accepting vendors. Estates by Pine Street, 509-434-6787

NEED A PERSON TO DO SOME YARD WORK
Mowing, some miscellaneous requests, must have own transportation. Located in East Valley near Sullivan Road. Please call for more information about the job, 509-481-3370

LOOKING FOR A FABULOUS HORSE & VIEW PROPERTY? HERE IT IS!
Lovely lodge type main floor living rancher on 14.64 acres has an additional 7.2 acres available. 3 bedroom, 3 bath, 2912 total sq.ft. with 2 bedrooms & 2 baths on the main floor & main floor laundry. Large open living/ dining room, spacious kitchen, finished daylight walk-out basement with family room, large egress bedroom & 3/4 bath. Upper deck or lower patio has fabulous territorial views, 16' pond with fish, abundant wildlife. The 3000 sq.-ft. 50x60' barn with 4-5 stalls & concrete walls, loft for hay storage is perfect for horse lovers, huge riding arena, close to Antoine Peak for miles of trails. Plenty of room for your cars & projects in the garage/ shop, 2 large generators included, $850,000. Sheri Tilton, 509-280-3000 Re/MAX of Spokane www.SheriTilton.-com

HAPPY SPRING! Mon-Sun 9am-5pm

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WEST HILLS NEIGHBORHOOD GARAGE SALE
Friday & Saturday, April 10-11, 8am-6pm. 3110 W. Trinity Place, near Finch Arboretum, Spokane. Two vintage strollers, 180' of steel cable, Franz porcelain FZ01482 Papillon, 9 pairs of new size 9 walking shoes, Bose surround sound system, seven 4' chicken warmers, kitchen dishes, & lots of miscellaneous items

INLAND NW TOY SHOW CLASSIC
Buy, sell, trade, vintage, new, collectible toys. 95+ dealers, 225+ tables. Saturday, May 9, Spokane County Fair & Expo Center, Bay 3, 404 N. Havana, Spokane. 9am-10am early bird admission, $10; 10am-4pm Adults, $5; Kids 12 & under free. Brought to you by Time Bomb & Over The Moon Relics. 509-990-4325

DAHLIA TUBER PLANT SALE
Saturday, April 11, 10am-4pm. 6401 E. Sprague, Spokane Valley. Multiple vendors, huge selection inside Makers Apothecary

VEHICLE AUCTION
Bulldog Towing LLC. Thursday, April 16. Viewing starts at 1pm. Sale starts at 2pm. 4727 N. Myrtle St, Spokane. 2009 Suba Forester; 2010 VW Jetta; 2001 MAZD Protege; 2008 Dodge Dakota; 2007 Acura TL; 2006 Honda Accord; 2003 GMC Envoy; 2017 HYUN Elantra; 2001 Honda Civic; 1998 Toyota Camry; 2010 Chevy HHR; 1992 Merz 400

SPANGLE CONSIGNMENT AUCTION
Seeking consignments for our next auction. Taking consignments starting April 3rd. Farm equipment, vehicles, tools, miscellaneous. Auction will be Saturday, April 11, at 410 West 1st Street Spangle. Contact us: spangleauction@gmail.com or call/text, 509-599-9888 Spangle

THE ESTATE COMPANY ESTATE SALE
1523 E. Nettleton Gulch Road, Coeur d'Alene, Idaho. I-90 to 15th Street Exit, North on 15th Street, East on Nettleton Gulch Road. Thursday, Friday & Saturday, 9am-3pm. Amazing Living Estate Sale for Jim Mathey & Rhea Giffin. Backyard & upstairs open, so many new items added! Furniture: post bed, dressers, nightstands, cabinets, sofa table, mid-Century modern lamp & table, couches, ottomans, wingback chair, side tables, chairs, glass sliding door cabinets, metal vintage plant stand, bookshelves, mirrors, sewing machines. Art: Harold Balazs, Sister Paula Turnball, Virginia Carter, Dara Harvey, Mel McCuddin, Robert Grimes, Kay O'Rourke, Rhea Giffin, Jerri Lisk, Matt Boland, Ryan Mitchell, Patrick Siler, Dan McCann, Keith Powell, Sheri Ballman, Bev Doolittle, Cheryl Metcalf, Patrick Siler, Victoria Brace, Sarah Hultin, Michael Horwill, mid-Century modern Painting & more! Home & Decor: rugs, pottery & clay, vases, dishes, mugs, bowls, pitchers, linens, men's & women's clothing & shoes, purses, art t-shirts. Collectables: large selection of vinyl records & books, more added; children's & art books, typewriters, telephones, latin percussion drums, papers & playing cards, games & toys, Pez, costume & bagged jewelry. Outside: 1970's Red Hand chair, pots, cast iron wood fire pit, metal yard art, ceramic house totem pole, outdoor chess set with containers, milk jug, generator, toolbox, pre-hung door, fishing poles, barn wood doors, power & yard tools, picnic table, BBQ, ladders, snowblower, glass blocks, tiles, garden hose reel. 1993 Toyota Corolla. Please do not disturb owners, thanks! Home for sale. Pictures at www.HomesByNichols.com Tom, 509-475-1313

FARM & LIVESTOCK EQUIPMENT CONSIGNMENT AUCTION
Rowland Auction Service, Saturday, May 30, Cottonwood, Idaho. Consign early for website advertising! Office, 208-962-3284. Dennis Rowland, owner: cell 208-983-7400; Brent Rowland, owner: cell 208-451-4415 www.CottonwoodLivestock.com

OVER THE MOON RELICS IS HAVING A GRAND RE-OPENING
From April 12th through the 18th. Stop in & see our newly expanded room & new inventory, we have filled it with our Horror, TMNT, Star Trek, & DVD collections. A big transformation has been made, so stop by & see the changes! New arrivals are coming in all the time such as Care-Bears, Universal Monsters, Halloween masks, & many different years of TMNT action figures. Supplies are limited, don't wait to get a unique gift or add to your collection! Our regular hours: closed Mondays; Tuesday-Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm; Sunday 1pm-4pm. Thank you for your unwavering support of our small shop! 604 W. Garland Avenue, Spokane. 509-998-7660

UPDATE YOUR WARDROBE FOR SPRING AT DISCOVERY SHOP
Visit us for clothing, accessories, jewelry, home goods, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

ATTENTION DOLL COLLECTORS! THE TROVE HAS MONSTER HIGH
Bratz, LOL, Barbie, vintage, doll clothes & accessories plus more! Stop in & browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

ESTATE SALE BY FIND YOUR TREASURES ESTATE SALES
2205 N. Devon Avenue, East Wenatchee. Friday, April 10 & Saturday, April 11, 9am-2pm. Large house full of high end antiques, furniture, clocks, vases, art work & more! Three car garage of regular household items, camping, tools, patio furniture, etc. Cash & Venmo only, no credit or debit cards. We do not deliver. No children, this house has a lot of breakable expensive items, you break it- you buy it, there is nothing here for children. Best to park on side streets & not in driveway, please do not block driveway

SPANGLE AUCTION

SATURDAY, APRIL 11 • 9AM

Preview: April 10 • 9am-5pm

410 West 1st Street, Spangle

Auction Items: 30' John Deere flex header on cart, John Deere 2280 Swather, (2) Wilrich 36' cultivators, International 504 tractor with loader, 45' Barber Spreader, John Deere 12' chisels, Pull Swathers, Vermeere V rake, 35' Kauffman gooseneck, International 810 Header on cart, Grain Augers, Flex harrows, International 10 bottom plow, TO 30 Tractor, John Deere drills, 10,000 gl Polly tank, JD subsoiler, Various Vehicles, Grain trucks, Boats, RV, Trailers, Hundreds of Misc. farm, shop, tool, 3 point equipment, poly tanks, sprayers, plus much more!

Look up pictures on FaceBook:
Spangle Auction.https://www.facebook.com

Call or Text **509-599-9888** or email **Spangleauction@gmail.com**

SALES & AUCTION INDEX

SALES & EVENTS

Apr. 9-10, 8am-3pm	Spokane Estate Sale	1914 S. Cedar Street, Spokane
Apr. 9-10, 10am-4pm	Estate Sale by Spokane Estate Sales	730 N. Columbus, Spokane
Apr. 9-11, 9am-3pm	The Estate Company Estate Sale	1523 E. Nettleton Gulch Road, Coeur d'Alene
Apr. 9 - 12, 10am-3pm	Pacific Northwest Estate Sale	Shop - 100 S River Street, Rockford & House - 218 S River Street, Rockford
Apr. 10 & 11, 9am-2pm	Estate Sale by Find Your Treasures Estate Sale	2205 N. Devon Avenue, East Wenatchee
Apr. 10 & 11, 9am-4pm	Huge Deer Park Estate Sale	1505 4th Street, Deer Park
Apr. 10 & 11, 8am-5pm	Greenacres OCD Estate Sale	19316 E Augusta Ln, Greenacres
Apr. 10-11, 8am-6pm	West Hills Neighborhood Garage Sale	3110 W. Trinity Place, near Finch Arboretum, Spokane
Apr. 10-12, 9am-3pm	Relic Estate Company Sale	6814 South Echo Ridge Street, Spokane
Apr. 11, 8am-5pm	Hauser Lake OCD Estate Sale	18756 W Rebel Road, Hauser, ID
Apr. 11 & 12, 9am-4pm	Beast Size Sale of Tools, Automotive & More	25819 N. Perry Circle, Chattaroy
Apr. 11 & 12, 9am-5pm	Antiques & Lots of Other Stuff	3414 North Old Trails Road, Spokane
Apr. 17-19. 10am-4pm	Huge Moses Lake Moving/ Yard Sale	1118 W. Cascade Avenue, Moses Lake

AUCTIONS

Apr. 9, ENDING 10am	online	Heaverlo Spring Auction	heaverloauctions.com or heaverlobid.com
April 9, ENDING 10am	online	Robert Karl Cellars Retirement Auction	bookerauction.co
Apr. 10	online	Premier Auctions	PremierAuctionCenter.HiBid.com
Apr. 10, 4:30pm	Post Falls	Premier Auction Center Live Auction	674 N. Pleasant View
Apr. 11, 9am	Spangle	Spangle Auction	410 West 1st St.
Apr. 11, 10am	Wenatchee	Timberline Towing & Recovery LLC	3518 US Highway 97A, Suite B
Apr. 12, 12pm	Airway Heights	Owen's Estate Auction	1514 S. Flint Rd
Apr. 15, 12pm	Spokane	Nelson's Towing Auction	808 E. Houston Avenue
Apr. 16, 12pm	Okanogan	Randy's Towing Vehicle Auction	2135 Elmway
Apr. 16, 2pm	Spokane	Vehicle Auction Bulldog Towing	4727 N. Myrtle St

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the Exchange

Call: **509-922-3456 or 800-326-2223**
Text: **509-922-3456**
5111 E. Trent Ave. Spokane, WA 99212

GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

PACIFIC NORTHWEST ESTATE SALE
Thursday, April 9, Friday, April 10, Saturday, April 11 & Sunday, April 12, 10am-3pm. The shop is at 100 S River Street & house at 218 S River Street, Rockford, WA. Tons of fishing, hunting & outdoor gear, 1950 red & white Ford tractor, 1966 Winnebago, Alumacraft fishing boat, handmade wooden boat, riding mower, handcrafted wooden items. House is filled with MCM, vintage & antique pieces from the furniture to the dishes. Follow us on social media for videos of what's available!

ANTIQUES & LOTS OF OTHER STUFF
Saturday & Sunday, April 11 & 12, 9am-5pm. 3414 North Old Trails Road, Spokane. Lots of furniture, antiques, chairs, tables, rocking chairs, steamer trunk, yard stuff. We are moving, come check out what we have! 509-838-2652

THE DOLLAR SALE IS BACK THIS WEEKEND!
Friday, Saturday & Sunday, April 10-12, 10am-2pm. 2422-2402 E. South Riverton Avenue, Spokane. Only one table of items priced individually, everything else is $1! Tons of brand new items from makeup, haircare, clothing to household goods & tools

ESTATE FURNITURE & VINTAGE ITEMS
Newer sofa, pine entry bench, washer & dryer, painted farmhouse/ rustic furniture & home decor, old trunks, cabinets, shelves, dressers, accent tables, buffets, 17 foot aluminum canoe, oversized recliner, floor amps, mirrors, La-Z-Boy leather recliner sofa, retro armoire/ chest, small quilt rack, bedrooms sets, beds, dressers, TV stands, bookshelves, miscellaneous windows & doors, kitchen range, patio tables & chairs. Visit our store full of ideas today! Red Barn Second Hand, 490 W. 2nd Avenue, Colville. Monday-Saturday, 9am-5:30pm. 509-684-8995

HAVING A YARD SALE?
Advertise it in the Exchange! Call today, 509-922-3456

HAUSER LAKE OCD ESTATE SALE
Saturday Flash Sale Only! April 11, 8am-5pm. 18756 W Rebel Road, Hauser, ID. This house has a beautiful gray armchairs & ottoman, bedroom furniture, end tables, artwork, DVD's, 2 English saddles, western saddle, horse tack, Tiffany-like lamps, collectibles, household goods, antique table & chairs, sleigh bed with end tables, dresser & room divider, skulls, antlers, riding lawn mower & much more! Everything must go!

ESTATE SALES & LIQUIDATION SERVICES BY JULIE
Houses, shops, buildings, barns & farmhouses, providing services in all of Spokane & surrounding small towns. Call today to set up an appointment for your estate sale, 509-638-9393

NEED CASH? BUYING OLD SILVER DOLLARS & COINS
Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

RELIC ESTATE COMPANY SALE
We want to welcome you to the Eagle Ridge Estate Liquidation Sale again, we've changed it up from the last sale & boy is it full again! 6814 South Echo Ridge Street, Spokane 99224. Friday, Saturday & Sunday, April 10, 11 & 12, 9am-3pm. Numbers will be handed out for entrance at 8am (Friday only) for the 9am opening time at the address provided, with limited entrance at beginning of sale for safety reasons. We accept most credit cards, debit cards, Google pay, Cash App & most digital payment apps, we do not accept Venmo or checks. To start off there is an antique metal mail postal sorting desk, stamp collection, beautiful antique display case, signed oil paintings, an attractive looking couch in great condition, arm chair, dinning table & chairs, antique 1900's oak queen bed & dresser, shelving, jewelry, rocking chairs, lamps, tea pots, vases, glassware, vintage paper cutter, 20th century dutch wardrobe steamer trunk & vintage pendants. Candle molds, many different styles of ribbons, plastic rolling storage carts, Christmas decor, wicker baskets, vintage dolls, vintage Mexican floral flower ceramic pottery, decorative tins, wreaths, wooden craft tables, pamper chef, candles, pots & pans umbrellas. Master massage table, silk flowers, vases, vintage dolls, Steelpix stemming machine tool, vintage senior splice & Craig movies supply projector editor, dog crates, dog beds, cat beds, leashes, collars, outdoor furniture, charcoal BBQ with supplies, lawn tools, dishes, books, two freezers, fans, rugs, & vintage women's clothing & much more!

WE ARE BACK! THE LINCOLN COUNTY FLEA MARKET IS BACK FOR
Another year! Come shop exciting finds & treasures with us Saturday April 11, 9am-3pm. Located at the Lincoln County Fairgrounds at 1601 Morgan Street in Davenport. Early birds are always welcome. Breakfast & lunch will be available. Now serving Thomas Hammer Coffee! Want to be a vendor? Indoor & outdoor spaces available now! Call 509-900-7213

LAKE STREET MARKET IN REARDAN AT THE COMMUNITY HALL
120 N. Lake Street. Shop local, pop-in & shop! We are skipping March, but our next market will be Saturday, April 18, save the date! www.ReardanCommunityHall.com

BUYING ESTATE CONTENTS
www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

• Shabby Chic • Vintage • Tin Signs • Home Decor •
Flea Market
Parking Lot Sale
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Upcoming Dates
April 18 • May 16
June 20 • July 18
August 15
Outside Vendors
Plus 150 Vendors Inside the Mall!
10x16 Spaces
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• Shabby Chic • Vintage • Tin Signs • Home Decor •

WE BUY BOOKS! MODERN TO ANTIQUE
We specialize in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

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Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

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AUCTION SCHEDULE
View Photos at:
www.OwensAuction.com

Sunday, April 12 at 12 Noon
ESTATE AUCTION: Exceptional Collection of Estate & Personal Property From Multiple Estates
Preview: Saturday, April 11,10am-2pm, Sunday, April 12, 11am

Sunday, April 26 at 12 Noon
ESTATE SALE: Exceptional Collection of Estate & Personal Property From Multiple Estates
Preview: Saturday, April 25,10am-2pm, Sunday, April 26, 11am

Saturday, May 9 at 10am
ON SITE - FAIRFIELD, WA
Palouse Hwy 27 (Follow Signs from Main St)
Liquidation of "Retro Classic Autos"
PLUS: 75 Neon & Advertising Signs & Mirrors/ Antiques, Collectibles/TOOLS/TRAILERS/ Portable BLDG/MORE!!!
Preview: Friday, May 8,10am-3pm, Saturday, May 9, 8am

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Do you have a **spare room, bathroom, & kitchen space** *available in your home you could offer to a* **cancer patient.** *No care, food or transportation needed from the host.*

BECAUSE THERE IS HOPE IS LOOKING FOR HOST HOMES IN THE SPOKANE AREA

We provide hope, healing & a safe haven for those touched by cancer & we are currently looking to add to our host homes!

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ESTATE SALE BY SPOKANE ESTATE SALES
Thursday, April 9 & Friday April 10, 10am–4pm. 730 N. Columbus, Spokane. Antiques, collectibles, glassware, leather hides & scraps, leather clothing, dressers, couches, patio furniture, patio umbrellas, china, flatware sets, storage cabinets, pressure washer, wood chipper, books, copperware, figurines, old boxes, jewelry, freezers, desks, queen Tempurpedic bed with adjustable base, china sets, clothing, tools, garden supplies, folding chairs, dining table & chair sets, bedding, double bed, area rugs, huge antique middle eastern wool rug, industrial sewing machine, kitchenware, yard tools, office chairs, sheets of glass, chainsaws, cameras, calculators, plant stands, lots of miscellaneous

HUGE DEER PARK ESTATE SALE! STUFFED HOUSE, SHOP & GARAGE
Friday & Saturday, April 10 & 11, 9am-4pm both days. 1505 4th Street, Deer Park. Full house with ten thousand books!! Thousands of paints, art supplies, woodworking, yarn, garden decor, holiday, furniture, Native art, Japanese art, office supplies, vintage clothing & more! We take cash & card. Find pictures & more information on our social media & www.AudrisAttic.com

GREENACRES OCD ESTATE SALE
Friday, April 10 & Saturday, April 11, 8am-5pm. 19316 E Augusta Ln, Greenacres. This charming house has 2 primary bedrooms with beautiful Broyhill furniture, dressers, armories, chest of drawers, bookshelves, gorgeous missions style china hutch & dining room tables, curio cabinet, armchairs, china, household goods, Agatha Christi books & other books, homeowner loved pigs, there is lots of pig paraphernalia, lots of gardening pots & tools & much more! Everything must go!

Call Now to Schedule Your Building in 2026!
POLE BUILDINGS
Are Our Specialty!
30'x50'x14'

40'x60'x16'

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INLAND NW TOY SHOW CLASSIC
Buy, sell, trade, vintage, new, collectible toys. 95+ dealers, 225+ tables. Saturday, May 9, Spokane County Fair & Expo Center, Bay 3, 404 N. Havana, Spokane. 9am-10am early bird admission, $10; 10am-4pm Adults, $5; Kids 12 & under free. Brought to you by Time Bomb & Over The Moon Relics. 509-990-4325 or TaylorsDiecast@gmail.com

APRIL COLLECTOR TOY SHOW
Saturday, April 11, 2026, 9am to 3pm. $5 admission. Reardan Community Hall, Reardan. For information, call Rick 509-994-1433

PREMIER AUCTION CENTER LIVE AUCTION THIS FRIDAY!
We welcome you to join us this Friday, April 10 for our monthly live auction. 674 N. Pleasant View in Post Falls. This weekend we have firearms, ammo & hunting supplies, camping & outdoor gear, 2022 Yamaha 200TW with 2.4 miles! 1986 Ford Bronco, audio equipment, trains & track, jewelry, antique furniture, newer & vintage tools, beautiful artwork & so much more! Doors open on Friday at 3pm for previewing & bidding starts at 4:30pm Check out our website for more information & pictures, www.PremierAuctionCenter.com

INLAND NORTHWEST RAIL MUSEUM IS OPEN FOR THE SEASON!
Friday, Saturday & Sundays, 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

CONSIGN FOR OUR NEXT ONLINE AUCTION MAY 15 - MAY 20
Auction Northwest is always accepting consignment of equipment, vehicles, tools, ATVs, building supplies, trailers, RVs, farm implements, surplus & more. Unsure if we will consign something? Just give us a call! We strive to provide a great experience & trusted service to both consigners & buyers with our Online Equipment Auctions. We also do online & in-person auctions for business liquidations & entire estates. We are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.com or call 208-994-6003. To register & see photos: www.AuctionNorthwestLLC.HiBid.com

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Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

HJ ESTATE SALE IN LOON LAKE
Friday, Saturday & Sunday, April 17, 18 & 19, 9am-5pm. Diecast cars, tractors & toys. Nascar collectibles, Dale Earnhardt memorabilia, Lionel trains, furniture, tools, snowblower plus so much more! Address posted week of sale or follow signs from Loon Lake roundabout

IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, April 16, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2006 Chevrolet Monte Carlo, CKC8103, #2G1WK151X-69194474; 2002 Honda Odyssey, BZW3370, #2HKRL18922H554217; 2014 Toyota Corolla, BCT5247, #2T1BURHE-5EC144738; 1998 Mitsubishi Eclipse, #4A3AK4-4Y0WE114403; 2016 Nissan Versa, #3N1CN7AP8-GL808504; 2001 Dodge Durango, CVZ2309, $1B4HS28N31F535621

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For Saturday, April 18 from 10am-6pm. 2330 E. Sprague Avenue, Spokane. Call for details, ask for Kay, 509-489-1600

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NELSON'S TOWING AUCTION
Wednesday, April 15. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. 2002 Mercedes ML, red; 1995 Ford Explorer, green; 2015 KIA Optima, white; 2012 KIA Optima, Champagne; 2006 KIA Sportage, black; 1992 Subaru Legacy, white; 2006 Honda Civic, gold; 2006 Honda Odyssey, bronze; 1997 Mercury Sable, silver; 2002 Lexus LS, silver; 1993 Cadillac Eldorado, red; 1992 Nissan Truck, white; 1989 Buick Century, white; 2000 Dodge Durango, white; 1993 Subaru Impreza, white; 2003 Hyundai Sonata, black; 1999 Nissan Pathfinder, beige; 2009 Lexus IS, red; 1993 Ford F150 Pickup, white

GOLD TREASURE & MORE SHOW
Saturday & Sunday, April 11 & 12, 9am-5pm, Cashmere Fairgrounds. Metal Detecting Hunt at 1pm, Admission $5, 12 & under free, food, free sample of gold to first 50 paid admissions! Details at www.NorthCentralWashingtonProspectors.org

SPOKANE ESTATE SALE
Thursday & Friday April 9 & 10 From 8am-3pm both days, 1914 S. Cedar Street, Spokane. Estate of Garland Trinkle. GN/BNRR items, belt buckles, old radios, books, coins, collectables, antiques, cowboy boots, marbles, Stetson hats, much more! Cheap prices, cash only, dealers welcome

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Saturday, April 11, 9am-6pm; Sunday, April 12, 9am-3pm. Kootenai County Fairgrounds, 4056 N. Government Way, Buildings 1, 2 & 3, Coeur d'Alene, Idaho. Sponsored by Lewis Clark Trader. www.LewisClarkTrader.com Information, 208-553-0893

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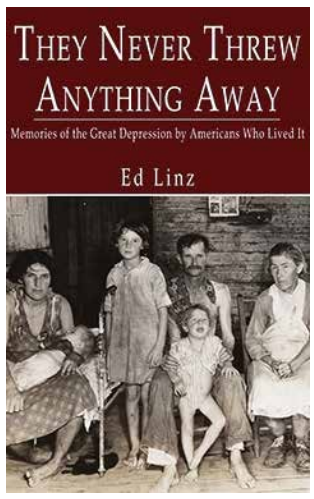
When responding to a blind box in our paper, please include the 2 letter Box designation before 'c/o The Exchange' so we know who to give it to. Thank you, Exchange 509-922-3456 with questions



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Memories of the Great Depression by Americans who lived it. Contains interviews Mr. Linz did in the late 1990's including one with Walt from Walt's Pickups on Sprague in Spokane & others from the Pacific Northwest. This book can be ordered from your local bookstore or Amazon.com, or directly from www.EdLinz.com $20 retail

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DANCE CALENDAR
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FRIDAY, APRIL 17
North Side Eagles - *6410 N. Lidgerwood, Spokane*
Music & Dance 5pm-7pm by **Dick Baker**
Music & Dance 7pm-10pm by **TNT**
Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Desert Rose**

MONDAY, APRIL 20
Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, APRIL 21
Corbin Senior Center - *827 W. Cleveland, Spokane*
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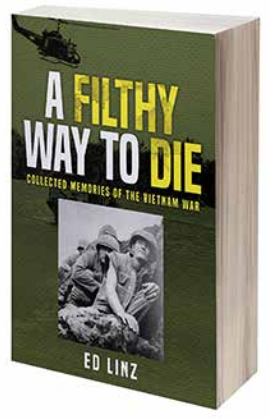

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Help Kevin's Kritters collect dog & cat food as well as dog & cat treats to help the Meals on Wheels programs in the Spokane area, Valley Partners Food Bank & the Feed Spokane Coalition. There is a huge need! Many of those served by Meals on Wheels do not have enough money to buy dog & cat food. With your help, we are able to provide dog &/or cat food along with their daily meals. Please help this worthy cause with a food donation. Please contact Kevin's Kritters, call or text, 509-230-9350 Spokane

FORD PARTS FOR 1954 TO 1956; 1956 CHEVY TAILGATE CAN BE USED
On El Camino or a station wagon, in very nice condition. HO train set, up to 25' of track with locomotive & transformer, it's like brand new, all box cars are still in boxes, make me an offer. Lunar Bible, Edgar Mitchell took it on the moon in his suit, having had it for 50 years. Other car parts for older antique cars call to inquire mostly for Ford. 509-385-2988 Loon Lake

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Expert advice, affordable packages to fit your budget, accurate timely reports, tax-ready financials. Let us help your business stay organized, compliant & on top of your financial goals! 25 years experience, local & we answer our phones! Free consultation. www.Bizzy.Solutions Call Leslie, 509-931-1539

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Don't wait! Protect your family, your home, your assets now for as little as 70¢ a day! 833-890-1262

STUBBY LAKE SMOKESHOP
Has a bin of $2 out of date cigarettes. 396610 Hwy 95, Plummer ID 208-686-9313

COMIC BOOKS WANTED
Paying cash, large or small collections, any age but the older the better. Fair cash offers, call Rob 208-920-1362

SLOT MACHINES
Buying in any condition, also parts. Complete repairs or restoration service too. Private party, 509-922-2454 Spokane

LIKE NEW LIONEL TRAIN
773 New York Central Hudson Century Club scale, only ran to be tested, $850. 509-215-0128 Davenport

I BUY OLD STEREOS & OLD WATCHES
Looking for receivers, tuners, amps, cassette decks, reel-to-reel, turntables, speakers, boom-boxes, etc. Also buying vinyl records. Call or text with pictures, save my number! 208-691-1073 Post Falls

PAYING CASH FOR OLD CARS, TRUCKS & RVS
Motorcycles too! Towing available. Reliable service. Call Good Guys Towing, 509-218-2190 Spokane

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Friday, May 1, 9am-5pm & Saturday, May 2, 9am-4pm. Kootenai County Fairgrounds, Coeur d'Alene, buildings 1, 2 & 3. Admission $10 includes both days

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LEGAL NOTICES

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
GINA L. COOK, a single person, Plaintiff,
vs.
SAM SOLEM, and all known and unknown successors and/or assigns of Sam Solem; and ROBERTA SOLEM, and all known and unknown successors and/or assigns of Roberta Solem; DOLLIE MAE MOSBY, as her separate property, and all known and unknown successors and/or assigns of Dollie Mae Mosby; and JOHN DOE MOSBY, and all known and unknown successors and/or assigns of John Doe Mosby; and BERNICE M. MCCLURE, a single person, and all known and unknown successors and/or assigns of Bernice M. McClure; and R ROE. MCCLURE, and all known and unknown successors and/or assigns of R. Roe McClure, Defendants.
NO. 26-2-01118-32
SUMMONS BY PUBLICATION

The State of Washington to the said Defendants: SAM SOLEM, and all known and unknown successors and/or assigns of Sam Solem; and ROBERTA SOLEM, and all known and unknown successors and/or assigns of Roberta Solem; DOLLIE MAE MOSBY, as her separate property, and all known and unknown successors and/or assigns of Dollie Mae Mosby; and JOHN DOE MOSBY, and all known and unknown successors and/or assigns of John Doe Mosby; and BERNICE M. MCCLURE, a single person, and all known and unknown successors and/or assigns of Bernice M. McClure; and R ROE. MCCLURE, and all known and unknown successors and/or assigns of R. Roe McClure:

You and each of you are hereby summoned to appear within sixty (60) days after the date of first publication of this Summons, to wit, within sixty days after the 5th day of March, 2026, and defend the above-entitled action in the above-entitled Court, and answer the Complaint of the Plaintiff, GINA L. COOK, a single person, and serve a copy of your answer upon the undersigned attorney for Plaintiff, Richard W. Perednia, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court.

The object of this action is one to quiet title in Plaintiff against the Defendants to the property described in the Complaint, situate in the County of Spokane, State of Washington, Tax Parcel No. 25254.0704.

DATED this 3rd day of March, 2026.

RICHARD W. PEREDNIA P.S., INC.
RICHARD W. PEREDNIA,
WSBA #5773
Attorney for Plaintiff
28 W. Indiana Ave., Ste. E
Spokane, WA 99205
Phone: (509) 624-1369
Fax: (509) 777-1820

Dates of Publications: 3/5/26, 3/12/26, 3/19/26, 3/26/26, 4/2/26, 4/9/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1018900-BB** Title Order No.: **250383103-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 5320967** Parcel Number(s): **38284.9015** Grantor(s) for Recording Purposes under RCW 65.04.015: **LEONARD B. DANIEL AND MICHELE P. DANIEL, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **TOWD POINT MORTGAGE TRUST 2021-SJ2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Select Portfolio Servicing, Inc.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **4/17/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 1452.1 FEET TO A POINT; THENCE NORTH 20 DEGREES 45 MINUTES 30 SECONDS EAST 357.2 FEET TO A POINT; THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS EAST 226.1 FEET TO A POINT; THENCE NORTH 49 DEGREES 50 MINUTES 30 SECONDS EAST 1427.9 FEET TO A POINT IN THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION; THENCE SOUTH ALONG SAID EAST LINE 1113.5 FEET TO PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PART LYING NORTH OF THE CENTER LINE OF THE DISHMAN CHANGE IN THE COWGILL ROAD AS THE SAME EXISTED ON AUGUST 27, 1928; ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER; THENCE EAST 310 FEET;THENCE SOUTH 30 FEET; THENCE EAST 310 FEET; THENCE SOUTH 30 FEET TO THE PLACE OF BEGINNING; ALSO. EXCEPT THAT PORTION THEREOF CONVEYED FOR PUBLIC HIGHWAYS. WITH THE APPURTENANCES THERETO.** More commonly known as: **2617 E CHATTAROY ROAD, CHATTAROY, WA 99003-9675** Subject to that certain Deed of Trust dated **11/30/2005,** recorded **12/19/2005,** under **Instrument No. 5320967** records of **SPOKANE** County, **Washington**, from **LEONARD B. DANIEL AND MICHELE P. DANIEL, HUSBAND AND WIFE**, as grantor(s), to **PRLAP, INC.**, as original trustee, to secure an obligation in favor of **BANK OF AMERICA, N.A.**, as original beneficiary, the beneficial interest in which was subsequently assigned to **TOWD POINT MORTGAGE TRUST 2021-SJ2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**, the Beneficiary, under an assignment recorded under Auditors File Number **7442208** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$23,810.00**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$95,218.49**, together with interest as provided in the Note from **2/25/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **4/17/2026**. The defaults referred to in Paragraph III must be cured by **4/6/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **4/6/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **4/6/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **10/29/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1018900-BB. Dated: 12/11/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1018900-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0272055 3/19/2026 4/9/2026

SPOKANE VALLEY CITY COUNCIL TUESDAY, APRIL 7, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with an invocation, the pledge of allegiance by Boy Scout Troop 437 and approval of the following amended meeting agenda. Councilmember Yaeger was excused from the meeting.

PROCLAMATION

Mayor Padden presented a proclamation to Health Officer Dr. Francisco Velázquez of Spokane Regional Health District in recognition of National Public Health Week.

General Public Comments

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

ACTION ITEMS

#1 – First Reading: Ordinance 26-005 Virtual Currency Kiosks

Council received a report on cryptocurrency ATMs (called Virtual Currency Kiosks) at the Jan. 20, 2026, meeting. City staff and Spokane Valley Police Department staff reviewed what cryptocurrency is and how it works, reported on common cryptocurrency scams and statistics, and summarized law enforcement investigations of virtual currency kiosk scams within the past two years. There are 20 virtual currency kiosks in Spokane Valley. The group reviewed provisions of the draft ordinance.

A motion to advance Ordinance 26-005, adopting chapter 7.60 SVMC prohibiting Virtual Currency Kiosks in the City of Spokane Valley to a second reading passed unanimously.

#2 – Bid Award: Balfour Park Sports Courts Project

The Balfour Park development is a multi-year project that has been discussed by Council numerous times since 2007. Staff reported on the park offerings built to date and noted that the Balfour Sports Courts Project is the next phase of improvements. Staff presented the base bid, including site preparation, paving, surfacing and striping sport courts, installation of chain link fencing with gates, basketball goals, pickleball nets, etc. Bid Alternate #1 also includes completion of a city-provided sports lighting system and Bid Alternate #2 includes installation of substructure for a city-provided park-wide sound system. Information was presented about two bid alternates and the bidding process. The lowest responsive, responsible bidder is Liberty Landworks.

A motion to award the Balfour Sports Court Project to Liberty Landworks for the Base Bid and Alternates 1 and 2 in the amount of $473,254.81 plus applicable sales tax and authorize the City Manager to finalize and execute the construction contract passed unanimously.

#2A – Potential Grant Opportunity: National Highway Freight Program (NHFP)

At the Jan. 20, 2026, meeting, Council authorized the City Manager to submit funding requests for the NHFP's call for projects for the Sullivan/Trent Interchange and Barker/I-90 Interchange. As part of the application review process, the Washington State Department of Transportation (WSDOT) is requesting that the NHFP funds, combined with other secured sources, fully fund the requested project.

A motion to authorize the City Manager, or designee, to confirm with WSDOT staff that the City will provide $1.6 million towards the Barker/I-90 Interchange project's PE Phase if awarded $2 million of NHFP funding and no other funding is secured passed with 5 votes in favor and 1 vote against.

NON-ACTION ITEMS

#3 – Memorandum of Understanding (MOU) Treatment First

Mr. Chud Wendle, Executive Director of Hutton Settlement, reported on a proposed MOU between all cities and towns in Spokane County, for the purpose of providing a foundation and structure for a coordinated regional response to people experiencing chronic homelessness. The proposed MOU does not set any kind of formal agreement or obligation and does not require contributions of funds by any participant. The MOU aims to:

- Adopt a regional response to homelessness and mental health crisis;
- Maintain clean, safe and accessible public spaces throughout Spokane County;
- Enforce relevant municipal and county codes regarding unauthorized public camping, loitering, open drug use and obstruction of public rights-of-way;
- Provide transitional housing, treatment and other supportive services in alignment with a continum-of-care approach that includes accountability and behavioral compliance; and
- Ensure enforcement actions are consistent, coordinated, humane and constitutionally sound.

The Council reached consensus to bring this item forward for a motion consideration at a future meeting.

#4 – 2026 CenterPlace Food Services Contract

Staff described the background of utilizing a food services/catering provider at CenterPlace, which began in 2009. The contract with the previous provider expired on Dec. 31, 2025. Staff outlined the new food service provider RFP procedure, taste testing and the interview process. The interview panel unanimously recommended Inland Northwest Catering for the 2026 contract. Proposed contract modifications and updates were reviewed.

The Council reached consensus to bring this item forward for a motion consideration at the April 21, 2026, meeting.

INFORMATION ONLY
(No presentation or discussion)

#5 – Indigent Defense Caseload Standards

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil. Visit the city's website at SpokaneValleyWA.gov.

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-24-1000105-RM** Title Order No.: **01-24064047** Reference Number of Deed of Trust: **Instrument No. 7032057** Parcel Number(s): **35352.2313** Grantor(s) for Recording Purposes under RCW 65.04.015: **CALE H SCHUPMAN AND MOLLIE B FABRIC, A MARRIED COUPLE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Boeing Employees Credit Union** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Cenlar FSB** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **4/17/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 13 IN BLOCK 5 OF SOUTHRIDGE PUD - PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE (S) 100 AND 101, RECORDS OF SPOKANE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **2905 S CUSTER LN, SPOKANE, WA 99223** Subject to that certain Deed of Trust dated **2/5/2021,** recorded **2/8/2021,** under **Instrument No. 7032057** records of **SPOKANE** County, **Washington**, from **CALE H SCHUPMAN AND MOLLIE B FABRIC, A MARRIED COUPLE**, as grantor(s), to **GEORGE C. REINMILLER TRUSTEE INC**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ("MERS"), SOLELY AS NOMINEE FOR BOEING EMPLOYEES' CREDIT UNION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Boeing Employees Credit Union**, the Beneficiary, under an assignment recorded under Auditors File Number **7328873** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$72,783.84.** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$446,440.33**, together with interest as provided in the Note from **12/1/2023** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **4/17/2026**. The defaults referred to in Paragraph III must be cured by **4/6/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **4/6/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **4/6/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/1/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-24-1000105-RM. Dated: 12/11/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-1000105-RM Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0272063 3/19/2026 4/9/2026

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of: DELORES D. BURNELL, Deceased.
NO. 26-4-00609-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD)
The person named below has been appointed as Administrator of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedents' probate and nonprobate assets.
GRETCHEN BEAUCHAMP
Administrator
KENDEL FROESE, WSBA #54009
Attorney for Administrator
Address for Mailing or Service:
Froese Law PLLC
203 N. Washington, Ste 200
Spokane, WA 99201
509.514.5317
Date of Publications: 4/2/26, 4/9/26, 4/16/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of: JOHN G. BOOTS, Deceased.
NO. 26-4-00608-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD)
The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the JOHN G. BOOTS's probate and nonprobate assets.
BARBARA C. BOOTS
Personal Representative
KENDEL FROESE, WSBA #54009
Attorney for Personal Representative
Address for Mailing or Service:
Froese Law PLLC
203 N. Washington, Ste 200
Spokane, WA 99201
509.514.5317
Date of Publications: 4/2/26, 4/9/26, 4/16/26

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of BENJAMIN D. ROSS JR., Deceased.
NO. 26400587-32
AMENDED NOTICE TO CREDITORS (RCW 11.40.030)
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
April 9, 2026
/s/ MARKLYN A. HALLETT
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON, WSBA #34572
Attorney for the Estate
BENJAMIN D. ROSS JR.
West 720 Boone, Suite 200
Spokane, WA 99201

PROBATE NOTICE TO CREDITORS
ESTATE OF DAN E. ZIMMERMAN
SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Estate of Dan Zimmerman, 25-4-02575-32
Probate Notice to Creditors. (RCW 11.40.030)
PLEASE TAKE NOTICE
The personal representative named below has been appointed as personal representative of the Estate of Dan Zimmerman. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing by first class mail to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication of this Notice: March 26, 2026
Personal Representative:
Jeannie Zimmerman
Attorney for the Personal Representative:
Danielle L. Morgan, WSBA # 56276
Address for Mailing or Service:
The Whipple Law Group, PLLC
422 E. 2nd Avenue
Spokane, WA 99202
Ph: (509) 869-3223
Fax: (509) 847-0165

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In Re the Estate of: ELIZABETH REPP FALLQUIST, Deceased.
No. 26-4-00504-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
April 2, 2026
Personal Representative:
Ralphine Rae Fallquist
Attorney for the Personal Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 26-4-00504-32
Dates of Publication: 4/2/26, 4/9/26, 4/16/26

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE
In the Matter of the Estate of: KEELYN R. WARD, Deceased.
CASE NO. 26-4-00497-32
NOTICE TO CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE
The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 4/2/2026
Administrator: MARK J. WARD
Attorney for Administrators:
MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: 3/25/26
/s/ MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of AUDREY LOUISE LYNCH, Deceased.
NO. 26400605-32
AMENDED NOTICE TO CREDITORS (RCW 11.40.030)
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
April 9, 2026
/s/ BRIAN F. LYNCH
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON, WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of MARY ANN LENHARD Deceased.
Case No. 26-4-00598-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
April 2, 2026
PERSONAL REPRESENTATIVE
Joanie Frahm
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00598-32

PROBATES? SUMMONS? NOTICE TO CREDITORS?
Let Us Help You With Your Spokane County LEGAL ADS!
YOU CAN'T BEAT OUR PRICES!
$1.21 PER LINE 1ST INSERTION | **$1.13** PER LINE ADDITIONAL INSERTION
Publication Date: Thursdays
Deadline: Tuesdays 4pm
the Exchange
For more information: Legals@Spokane.Exchange 509-922-3456 | 800-326-2223 | Fax 509-455-7940

LEGAL NOTICES

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
CECIL E. TOBECK,
Deceased.
NO. 26400653-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
April 9, 2026
/s/ MICHAEL TOBECK
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
CECILE. TOBECK
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
HENRY R. TURNER,
Deceased.
No. 25-4-01039-32
AMENDED PROBATE NOTICE
TO CREDITORS
RCW 11.40.030**

WILLIAM L. TURNER has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
March 26, 2026**
Attorney for Personal
Representative:
RICHARD W. PEREDNIA, WSBA
#5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
ESTHER H. BOSSHART,
Deceased.
No. 26-4-00028-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

RICHARD W. PEREDNIA has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
MARCH 26, 2026**
Attorney for Personal
Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
BEVERLY J. WABLE,
Deceased.
NO. 26400590-32
AMENDED NOTICE TO
CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
April 9, 2026
/s/ TIMOTHY E. HILL
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
BEVERLY E. HILL
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
GINA L. COOK, a single person,
Plaintiff,
vs.
JAMES F. BALDEN, and all known and unknown successors and/or assigns of James F. Balden and THELMA R. BALDEN, and all known and unknown successors and/or assigns of Thelma R. Balden,
Defendants.
NO. 26-2-01117-32
SUMMONS BY PUBLICATION**

The State of Washington to the said Defendants: JAMES F. BALDEN, and all known and unknown successors and/or assigns of James F. Balden and THELMA R. BALDEN, and all known and unknown successors and/or assigns of Thelma R. Balden:
You and each of you are hereby summoned to appear within sixty (60) days after the date of first publication of this Summons, to wit, within sixty days after the 5th day of March, 2026, and defend the above-entitled action in the above-entitled Court, and answer the Complaint of the Plaintiff, GINA L. COOK, a single person, and serve a copy of your answer upon the undersigned attorney for Plaintiff, Richard W. Perednia, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the Clerk of said Court.
The object of this action is one to quiet title in Plaintiff against the Defendants to the property described in the Complaint, situate in the County of Spokane, State of Washington, Tax Parcel No. 25254.0204.
DATED this 3rd day of March, 2026.
RICHARD W. PEREDNIA P.S., INC.
RICHARD W. PEREDNIA,
WSBA #5773
Attorney for Plaintiff
28 W. Indiana Ave., Ste. E
Spokane, WA 99205
Phone: (509) 624-1369
Fax: (509) 777-1820
Dates of Publications: 3/5/26, 3/12/26, 3/19/26, 3/26/26, 4/2/26, 4/9/26

**TOWN OF SPANGLE
NOTICE OF PUBLIC
INFORMATIONAL MEETING**

The Town of Spangle will hold an informational public meeting at 6:00 PM on April 27, 2026 in the Town Hall for the purpose of discussing the following elements, as separate agenda items, of the Town's Draft Water System Plan:
- Draft Water System Plan (WSP)
- Water Use Efficiency Program (WUE) and Goal

The public and consumers are invited to attend and offer input or comments to the Plan and WUE. The Town will evaluate all comments received prior to or at the meeting and, if appropriate, establish the Town's WUE goal and set a date for the WSP approval by council after final confirmation from the WA State Dept. of Health. The public and consumers may review the WSP including WUE program and goal during normal business hours at the Spangle Town Hall.
Any written comments may be submitted to the Town of Spangle by 2:00 PM on April 27, 2026. Direct comments to Logan Billington, Public Works Director, Town of Spangle, 115 W 2nd St., PO Box 147, Spangle, WA 99031. Phone: 509-245-3260. E-mail: spanglepublicworks@outlook.com.

**Superior Court of Washington,
County of Spokane
HANNAH D. ONTIVEROS
Petitioner
vs.
MICHAEL ABEL ONTIVEROS
Respondent
No. 23200065-32
SUMMONS BY PUBLICATION
(SMBP)
Summons By Publication**

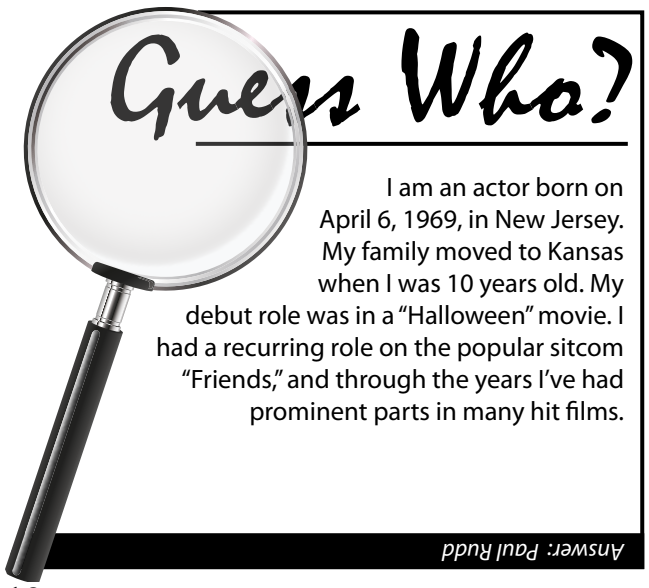
The STATE OF WASHINGTON to: Michael Abel Ontiveros
YOU ARE HEREBY SUMMONED to appear on the 4th day of May 2026 at 8:30am, at Spokane County Superior Court, West 1116 Broadway Ave. Spokane, WA. 99260 COURTROOM 202, and respond to the petition. If you fail to respond, an order of protection will be issued against you pursuant to RCW 7.105.310 for a minimum of one year from the date you are required to appear. A temporary order of protection has been issued against you, restraining you from the following: (contact the court for a complete copy of the Temporary Order)
Do not cause any physical harm, bodily injury, assault, nonconsensual sexual conduct or nonconsensual sexual penetration, and do not harass, threaten, or stalk the protected person or any minor children residing with the protected person.
Do not attempt or have any contact, including nonphysical contact, directly, indirectly, or through third parties, regardless of whether those third parties know of the order, except for service of court documents with the protected person or any minor children residing with the protected person.
Do not return to or enter the protected person's residence, workplace, school, vehicle and/or other location.
Do not return to or enter the daycare or school of a minor child/ren.
Do not knowingly come within, or knowingly remain within, 1,000 feet of the protected person and the protected person's residence, school, workplace, vehicle or other location.
Do not harass, follow, monitor, keep under physical or electronic surveillance, cyber harass (as defined in RCW 9A.90.XXX), or use phone, video, audio or other electronic means to record, photograph, or track locations or communication, including digital, wire, or electronic communication, of the protected person.
A copy of the petition, notice of hearing, and temporary ex parte protection order has been filed with the clerk of this court.
Date: 4/6/2026
/s/ Hannah D. Ontiveros
The hearing will be held:
In Person 8:30am
Judge/Commissioner: TBD
Courtroom: 202
Address: West 1116 Broadway Ave
Spokane, WA 99260
Online (Audio and Video)
App: ZOOM.US
Login: 402 876 2240
By Phone (audio only)
You must get permission from the court at least 3 days before your hearing to participate by phone only (without video). To make this request, contact: EX PARTE COURTROOM 202.
If you have questions or trouble connecting online or by phone (instructions, who to contact) **IMMEDIATELY CALL** 477-5702 EXT: 0.
Ask for an interpreter, if needed. Contact: (509) 477-5790
Ask for disability accommodation, if needed. Contact: (509) 477-5790
Ask for an interpreter or accommodation as soon as you can. Do not wait until the hearing!
Date of Publications: 4/9/2026, 4/16/2026, 4/23/2026

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
KENNETH ANDREW OROVIC,
Deceased.
CASE NO. 26-4-00664-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
April 9, 2026
Personal Representative:
JAMES HUGH OROVIC
Attorney for Personal Representative: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: April 6, 2026.
/s/ MICHAEL J. BRESSON,
WSBA #27376
Attorney for Estate

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1027424-BF** Title Order No.: **CTT25049367** Reference Number of Deed of Trust: **Instrument No. 7281644** Parcel Number(s): **35073.2412** Grantor(s) for Recording Purposes under RCW 65.04.015: **Jorien Strand, an unmarried man** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Lakeview Loan Servicing, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **ServiceMac, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **4/17/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 12 BLOCK 24 MOORE'S ADDITION AS PER PLAT THEREOF RECORDED IN VOLUME "A" PAGE 159. SITUATE IN THE CITY OF SPOKANE, COUNTY SPOKANE, STATE OF WASHINGTON** More commonly known as: **1128 W MANSFIELD AVE, SPOKANE, WA 99205-4454** Subject to that certain Deed of Trust dated **5/1/2023,** recorded **5/1/2023,** under **Instrument No. 7281644** records of **SPOKANE** County, **Washington**, from **Jorien Strand, an unmarried man**, as grantor(s), to **Aldridge Pite LLP**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc., as designated nominee for Homebridge Financial Services, Inc., beneficiary of the security instrument, its successors and assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Lakeview Loan Servicing, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7447075** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$26,207.96**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$228,391.30**, together with interest as provided in the Note from **1/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **4/17/2026**. The defaults referred to in Paragraph III must be cured by **4/6/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **4/6/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **4/6/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **11/6/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1027424-BF. Dated: 12/10/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1027424-BF Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0272010 3/19/2026 4/9/2026


Guess Who?
I am an actor born on April 6, 1969, in New Jersey. My family moved to Kansas when I was 10 years old. My debut role was in a "Halloween" movie. I had a recurring role on the popular sitcom "Friends," and through the years I've had prominent parts in many hit films.
Answer: Paul Rudd

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 21725 E. Wellesley Ave, Lot #43, Otis Orchard, WA 99027, will take place on **May 8, 2026, at 7:00 A.M.** at the following address:

BONA VISTA MANUFACTURED HOME COMMUNITY LLC
21725 E. Wellesley Ave, Lot #43
Otis Orchard, WA 99027

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.

Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
GREGORY JAMES SHAW,
Deceased.
CASE NO. 26-4-00624-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
April 9, 2026
Personal Representative:
KRISTINE A. WILLIAMS
Attorney for Personal Representative: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: April 1, 2026.
/s/ MICHAEL J. BRESSON,
WSBA #27376
Attorney for Estate

PLACE ADS
24/7 with our ONLINE FORM
Go to
PacificNW.Exchange/AdForm/
Create an Account
▪ See past ads; edit & renew
▪ Pay with your credit card
▪ Easy & convenient!
the Exchange
Call: 509-922-3456
Text: 509-998-3231
www.PacificNW.Exchange

TOWN OF SPANGLE NOTICE OF PUBLIC HEARING

A public hearing to discuss and review and vote on interlocal agreement and contract services will be held on April 13th, 2026 at 6:00 p.m.

Peggy Mangis, Clerk/Treasurer
Town of Spangle

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
LEONARD A. SELZLER,
Deceased.
CASE NO. 26-4-00625-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
April 9, 2026
Personal Representative:
MICHAEL BRESSON
Attorney for Personal Representative: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: April 3, 2026.
/s/ MICHAEL J. BRESSON,
WSBA #27376
Attorney for Estate

PROBATE
NOTICE TO CREDITORS
ESTATE OF EARL ADRIAN KETTLESON
SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Estate of Earl Adrian Kettleson,
26-4-00281-32
Probate Notice to Creditors.
(RCW 11.40.030)
PLEASE TAKE NOTICE

The personal representative named below has been appointed as personal representative of the Estate of Earl Adrian Kettleson. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing by first class mail to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication of this Notice: March 26, 2026
Personal Representative:
Eydie Kettleson
Attorney for the Personal Representative: Danielle L. Morgan, WSBA # 56276
Address for Mailing or Service:
The Whipple Law Group, PLLC
422 E. 2nd Avenue
Spokane, WA 99202
Ph: (509) 869-3223
Fax: (509) 847-0165

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1022597-BB** Title Order No.: **CTT25041601** Reference Number of Deed of Trust: **Instrument No. 7349093** Parcel Number(s): **36334.0306** Grantor(s) for Recording Purposes under RCW 65.04.015: **CARTER MCLAUGHLIN, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **IDAHO HOUSING AND FINANCE ASSOCIATION** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Idaho Housing and Finance Association** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **4/17/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 8 AND THE WEST HALF OF LOT 7, BLOCK 50, HILLYARD THIRD ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "E" OF PLATS, PAGE 59; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **2324 E ROWAN AVE, SPOKANE, WA 99217-6242** Subject to that certain Deed of Trust dated **5/13/2024,** recorded **5/15/2024,** under **Instrument No. 7349093** records of **SPOKANE** County, **Washington**, from **CARTER MCLAUGHLIN, AN UNMARRIED PERSON**, as grantor(s), to **MCCARTHY & HOLTHUS, LLP**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **IDAHO HOUSING AND FINANCE ASSOCIATION**, the Beneficiary, under an assignment recorded under Auditors File Number **7438687** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$25,581.69**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$255,245.74**, together with interest as provided in the Note from **3/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **4/17/2026**. The defaults referred to in Paragraph III must be cured by **4/6/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **4/6/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **4/6/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **9/19/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1022597-BB. Dated: 12/10/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1022597-BB Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0272015 3/19/2026 4/9/2026

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1025339-SW** Title Order No.: **CTT25048290** Reference Number of Deed of Trust: **Instrument No. 6671406** Parcel Number(s): **26264.1213** Grantor(s) for Recording Purposes under RCW 65.04.015: **ERIN M THROOP, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Guild Mortgage Company LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Guild Mortgage Company LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **4/17/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 7, BLOCK 3, PACIFIC HEIGHTS THIRD ADDITION, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE(S) 24; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **6805 N F ST, SPOKANE, WA 99208** Subject to that certain Deed of Trust dated **12/28/2017,** recorded **12/29/2017,** under **Instrument No. 6671406** records of **SPOKANE** County, **Washington**, from **ERIN M THROOP, AN UNMARRIED PERSON**, as grantor(s), to **TRUSTEE SERVICES, INC.**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR SPOKANE TEACHERS CREDIT UNION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Guild Mortgage Company LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7449444** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$11,823.32**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$164,034.51**, together with interest as provided in the Note from **5/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **4/17/2026**. The defaults referred to in Paragraph III must be cured by **4/6/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **4/6/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **4/6/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **11/4/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1025339-SW. Dated: 12/5/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1025339-SW Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0271907 3/19/2026 4/9/2026

LEGAL NOTICES

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
DONNA M. BOULTON,
Deceased.
NO. 26400589-32
AMENDED NOTICE TO
CREDITORS (RWC 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
April 9, 2026
/s/ STEPHEN A. BOULTON
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
DONNA M. BOULTON
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
STEPHEN L. ZINK,
Deceased.
NO. 26400606-32
AMENDED NOTICE TO
CREDITORS (RWC 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
April 9, 2026
/s/ CARLA M. PRICE
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
STEPHEN L. ZINK
West 720 Boone, Suite 200
Spokane, WA 99201

**Superior Court of Washington,
County of Spokane
KIERSTIN LOOSIER DOB 09/18/02
Petitioner
vs.
DANIEL BROWN DOB 03/06/98
Respondent
No. 26-2-00701-32
SUMMONS BY PUBLICATION
(SMBP)
Summons By Publication**

The STATE OF WASHINGTON to: Daniel Brown

YOU ARE HEREBY SUMMONED to appear on the 14th day of May 2026 at 8:30am, at Spokane County Superior Court, West 1116 Broadway Ave. Spokane, WA. 99260 COURTROOM 202, and respond to the petition. If you fail to respond, an order of protection will be issued against you pursuant to RCW 7.105.310 for a minimum of one year from the date you are required to appear. A temporary order of protection has been issued against you, restraining you from the following: (contact the court for a complete copy of the Temporary Order)

Do not cause any physical harm, bodily injury, assault, nonconsensual sexual conduct or nonconsensual sexual penetration, and do not harass, threaten, or stalk the protected person or any minor children residing with the protected person.

Do not attempt or have any contact, including nonphysical contact, directly, indirectly, or through third parties, regardless of whether those third parties know of the order, except for service of court documents with the protected person or any minor children residing with the protected person.

Do not return to or enter the protected person's residence, workplace, school, vehicle and/or other location.

Do not knowingly come within, or knowingly remain within, 1,000 feet of the protected person and the protected person's residence, school, workplace, vehicle or other location.

Do not harass, follow, monitor, keep under physical or electronic surveillance, cyber harass (as defined in RCW 9A.90.XXX), or use phone, video, audio or other electronic means to record, photograph, or track locations or communication, including digital, wire, or electronic communication, of the protected person.

Do not commit or threaten to commit acts of abandonment, neglect, financial exploitation, or abuse, including sexual abuse, mental abuse, physical abuse, personal exploitation, and improper use of restraints, against the vulnerable adult.

A copy of the petition, notice of hearing, and temporary ex parte protection order has been filed with the clerk of this court.

Date: 4/1/2026
/s/ Kierstin Loosier
The hearing will be held:
In Person 8:30am
Judge/Commissioner: TBD
Courtroom: 202
Address: West 1116 Broadway Ave
Spokane, WA 99260
Online (Audio and Video)
App: ZOOM.US
Login: 402 876 2240
By Phone (audio only)

You must get permission from the court at least 3 days before your hearing to participate by phone only (without video). To make this request, contact: EX PARTE COURTROOM 202.

If you have questions or trouble connecting online or by phone (instructions, who to contact) **IMMEDIATELY CALL** 477-5702 EXT: 0.

Ask for an interpreter, if needed. Contact: (509) 477-5790

Ask for disability accommodation, if needed. Contact: (509) 477-5790

Ask for an interpreter or accommodation as soon as you can. Do not wait until the hearing!

Date of Publications: 4/9/2026, 4/16/2026, 4/23/2026

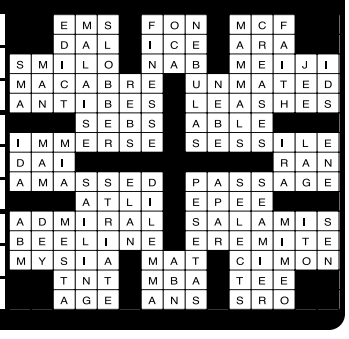
NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1026018-BB** Title Order No.: **250577343-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 5470894** Parcel Number(s): **36023.9123** Grantor(s) for Recording Purposes under RCW 65.04.015: **MICHAEL C PURVIS, A SINGLE MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS MORTGAGE FUNDING TRUST 2006-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR5** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Select Portfolio Servicing, Inc.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **4/17/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **PARCEL 4, ALTERED SHORT PLAT SP 873-A-93, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 61A.** More commonly known as: **13124 N YALE ROAD, MEAD, WA 99021-8309** Subject to that certain Deed of Trust dated **11/13/2006,** recorded **12/11/2006,** under **Instrument No. 5470894** records of **SPOKANE** County, **Washington**, from **MICHAEL C PURVIS, A SINGLE MAN**, as grantor(s), to **FIDELITY NATIONAL TITLE - TIM YOKLEY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN MORTGAGE SPECIALISTS, INC., AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS MORTGAGE FUNDING TRUST 2006-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR5**, the Beneficiary, under an assignment recorded under Auditors File Number **6150723** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$12,894.45**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$106,805.44**, together with interest as provided in the Note from **5/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **4/17/2026**. The defaults referred to in Paragraph III must be cured by **4/6/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **4/6/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **4/6/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **11/6/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1026018-BB. Dated: 12/11/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1026018-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0272056 3/19/2026 4/9/2026

PUZZLE SOLUTIONS

6	2	8	1	5	4	7	3	9
5	3	4	6	9	7	2	8	1
1	9	7	2	3	8	4	6	5
2	7	3	9	4	6	1	5	8
4	6	1	5	8	3	9	2	7
8	5	9	7	1	2	3	4	6
7	8	2	3	6	9	5	1	4
3	4	5	8	7	1	6	9	2
9	1	6	4	2	5	8	7	3



WEEKLY Horoscopes

for April 9-15

ARIES – Mar 21/Apr 20

Aries, you are catching a second wind this week that could rival a hurricane. No one can slow you down right now. Channel this energy into a passion project.

TAURUS – Apr 21/May 21

Taurus, your eye for recognizing the beauty in things or items that are fashionable is unmatched. This week is the perfect time to curate your space or your wardrobe.

GEMINI – May 22/Jun 21

Gemini, the connections in your brain are firing at a rapid pace this week. It is only a matter of time before you solve a problem that has been plaguing you and everyone for weeks.

CANCER – Jun 22/Jul 22

You are feeling more secure in your skin this week, Cancer. People are flocking to you for comfort and advice because you give off a warm energy.

LEO – Jul 23/Aug 23

Leo, accept recognition for your hard work when it comes your way in the coming days. Don't be humble; take the bow that you have earned over these last few months.

VIRGO – Aug 24/Sept 22

Everything is falling into place for you now, Virgo. Your routine feels like something you can do with your eyes closed. Find the perfect shortcut this week.

LIBRA – Sept 23/Oct 23

A friend of a friend is about to become a very important person in your life, Libra. It's important to keep your heart open to all possibilities. An unexpected invitation pops up.

SCORPIO – Oct 24/Nov 22

Scorpio, you don't have to try to impress. People are mesmerized by you. You can use this charm to negotiate for something you want this week. A welcome surprise pops up midweek.

SAGITTARIUS – Nov 23/Dec 21

Your thirst for knowledge leads you to a new obsession, Sagittarius. Diving into a new hobby, career path or volunteer experience could be the way to go.

CAPRICORN – Dec 22/Jan 20

Capricorn, you are making the impossible look easy right now. Take a moment to see how far you have come and review your accomplishments.

AQUARIUS – Jan 21/Feb 18

Your innovative ideas are officially trending around the office or workplace, Aquarius. Don't be afraid to lead the pack, as everyone is just trying to keep up.

PISCES – Feb 19/Mar 20

Pisces, you are walking on sunshine this week. Your creative output is at an all-time high. Paint, write, sing, or engage in anything else you enjoy.

AKC CREAM FEMALE STANDARD POODLE
Four years old, full breeding rights, one previous litter, good mother. Raised in country environment, good around children & other pets, calm demeanor, obedient, loves attention, unable to keep at this time, $1300. Call or text, 509-295-7107 or 509-331-3261 Othello

THREE SWEET YOUNG BOSTON FEMALES
Recently spayed, microchipped & vaccinated, training in progress, get along with kids & all pets, except chickens, so must rehome, $1000 each. Can text pictures, please text me first, 208-827-2777 Orofino

REG. CAVALIER KING CHARLES PUPPIES
Ready for forever homes, mellow personalities & playful, raised in a home with kids, first two shots, vet checked, $1500. Willing to meet, 406-450-5992 Great Falls

BERNESE MOUNTAIN DOG PUPPIES
What the world needs now is love, sweet Love & a puppy! Nine happy, healthy, friendly & gorgeous puppies. The parents & grandparents are excellent with kids & other pets. Just great healthy happy dogs. Raised on our farm by stay at home breeder. Daily love & attention will assure you a lifelong happy companion. Grandfather OFA excellent. Both parents on site & health tested free from genetic defects. Fed only quality large breed puppy food. Five males & four females, ready for new homes, possible delivery. 380-225-3446 Seattle

CHIHUAHUA PUPPIES
Black with brown & white markings, one male & one female, 16 weeks, shots. One male 8 months old, shots, $400 each. 509-936-1201 Kettle Falls

CHIHUAHUAS
Adorable 2 month old Chihuahua puppies ready for their new homes! If you've been looking for the perfect tiny companion, 2 beautiful Chihuahua puppies, 1 male & 1 female, healthy, playful & full of personality, both puppies have their first shots, eating & are already showing that classic Chihuahua charm: loyal, alert & incredibly loving. These little ones are perfect for anyone wanting a small, affectionate dog that fits easily into any home or lifestyle, whether you're looking for a snuggly lap buddy or a lively little shadow who follows you everywhere, these pups are ready to bond with their forever person. $800 each, which reflects their care, shots & quality. Serious inquiries only. If you're ready to meet your new best friend, reach out today. These sweet babies won't be available for long, contact Vivianna 509-975-4111

CORGI PUPPIES
3 Corgi babies left, boys, very sweet, vet checked, first shots & dewormed, very social. Parents on site. $800 homing fee. Text 541-310-7675

AKC WHEATEN FEMALE SCOTTISH TERRIER
8 weeks old, ready for new home April 24, $1700. We have references, 509-238-5020 Mead

SPRING PUG PUPPIES
8 weeks old, with 1 year guarantee on shots & deworming, $1000. 208-714-7240 Post Falls

PUREBRED SHIH TZU PUPPIES
Hand raised & socialized with other dogs & people, they have had vet check, shots, dewormed & now they need forever homes, $1500. Please call for more information, 509-608-1888 Spokane

AKC MINI SCHNAUZER MALE PUPPIES
Ready April 28, 2 salt & peppers; 1 black & silver, tails & dewclaws done, vaccinated & vet health check by 7 weeks. 30 years raising minis, will meet in WA & parts of OR for delivery, don't ship. Text or call 509-778-1584 Tri-Cities

HOME RAISED SIBERIAN HUSKY/ BORDER COLLIE PUPPIES
Loving, playful & intelligent puppies that are perfect for the whole family. Located in the Wenatchee Valley & fee is only $300. See the available puppies pictures & video on my website, www.CoolRiverHorses.com

CHIHUAHUA PUPPIES
Males & females, can send pictures, first shots & deworming. Call for more information, 208-660-6235 or 208-699-0557 Rathdrum

SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

GOLDENDOODLE PUPPIES
Family raised, well trained, ready for loving homes, now accepting reservations, ENS, socialization, desensitization, behavior training, pre-crate started, vet checked & vaccinated, AKC parents, Standard size, $2500. www.McDougallsDoodle.com

HYPOALLERGENIC CAVAPOO PUPPIES
3 female & 1 male Cavapoo puppies are looking for their forever home, this breed is hypoallergenic, extremely intelligent & very affectionate - the perfect family dog! They are ready to go home May 9 & will be up to date on dewormer & vaccines. $2200. Call or text 509-516-6781

ADORABLE MORKIE PUPPIES
Vaccinated, dewormed & ready for a new family, they love to play, are affectionate & make for excellent companions, $1200. Call 509-789-0208 Spokane

GOLDEN MOUNTAIN DOODLE PUPPIES
Hello there, I am in search of loving & trainable human companions. We are service quality, potty trained & come with all the bells & whistles. Of course we are up to date on shots & deworming, dewclaws removed, microchipped, vet certified & a health guarantee. Our Momma Lady prioritizes trust & love. We are a once in a lifetime bonding experience. Blue & brown merles available, adult weight 35-60lbs, ready April 9. Doodles4u2love@gmail.com 509-851-2345 Tri Cities area

AKC REG. COCKER SPANIEL
Small female, blue merle tri-parti color, full registration, $800. Call or text for home screening, 509-866-6052 Spokane

MEET WHIRLEY, A SPUNKY PUP WITH THE PERFECT MIX OF
Playful energy & laid back charm, high energy when she's excited, but she's also pretty chill & will hang out with her people. Loves walks & her toys, & is crate trained. Knows simple commands & would do great with continued training as long as treats are involved! Whirley would do best as the only animal in the home, she is two years old, about 40lbs, fixed, vaccinated & microchipped & her adoption fee is $200. For more pictures go to www.TheFurryFarmRescue.org & complete an adoption application, or if you have questions, please call 509-230-6540

PUREBRED POMERANIAN PUPPIES
Five available, no papers. 509-609-8627 Ford

GOLDENDOODLES
4 males available, ready for new homes April 7, perfect for walking/hiking companion, love water sports, enjoy kisses & cuddles, low shedding, up to date on shots & deworming, been a Doodle breeder for 25 years. $600 each. Text or call 509-200-9000, Milton-Freewater, OR

AUSTRALIAN SHEPHERD PUPPIES
Black tri-colored & merles, ready to go, $350. Also have Aussie Border Collie mixed puppies, males only $350. 208-964-2508 Post Falls

ADULT FEMALE LAB/ STAFFIE BULL TERRIER MIX
Birdie is looking for a foster or forever home. She is a complete sweetheart & she is happiest when she's right at your side! Men are still a little scary to her, so any men in the home will need to be extra sweet to her to earn her trust. Birdie is leash trained, crate trained, & fully potty trained! Her prey drive is strong, so a cat free home is best. She would love to be your hiking/ walking buddy so that she can bring her giddy energy to your adventures. Birdie is about 2 years old, 53lbs, spayed, micro-chipped, dewormed & up to date with all her vaccines. Her adoption fee has been sponsored to help her find a home fast! If you're looking for a loyal, outdoorsy companion who will follow you anywhere & always keep life interesting, Birdie is your girl! To see more pictures & more details about Birdie go to, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

ADOPT A SHELTER PET!

There are multiple cats and dogs available for adoption at the ***Spokane Humane Society***

Contact one of your local shelters today to meet your new companion!

- **Spokane Humane Society:** 509-467-5235 www.SpokaneHumaneSociety.org
- **SpokAnimal:** 509-534-8133 www.Spokanimal.org
- **Benton Franklin Humane Society:** (509) 374-4235 www.BFHS.com

Please Spay or Neuter Your Pets!

MINIATURE POODLE
Lady, born January 16, estimated to be 15lbs, crate, leash & potty training all started. Vaccines & dewormings. $1000. Call or text for info & photos, 509-936-418 North of Spokane

IRISH SETTER PUPPIES
Born March 27, will come with first shots & deworming. $250 deposit to hold, $500 total. Call or text 509-439-7281 Sunnyside

FRENCHTON PUPPIES
3 puppies left, 3 months old. Black/brindle with white male, $1500. Black-/white male, $1500. Merle female, $2000. Up to date on shots (2 right now), dewormed, sweet & loving puppies! Come with puppy starter pack, have references & repeat customers. Text or call 509-607-8111

AKC MINIATURE POODLE PUPPIES
Two parti females, family raised, ready now, shots & deworming done, dewclaws removed, $1200. Call for more information, 509-690-0976 Elk

SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

CHOW CHOW PUPPIES
Ready for new homes on April 4, born February 14, first shots & dewormed, $375. Both parents on site. 509-528-0652

GERMAN SHORTHAIRED POINTER PUPPIES
Two males, 4 females, both parents are excellent bird hunters, Ready April 18, $750. 208-791-2241 Culdesac

PUREBRED AMERICAN LABRADOR RETRIEVERS
Chocolate & yellow puppies, ready for homes now. Call 509-230-7069 Spokane Valley

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

MAINE COON MIX KITTENS
Located in Ellensburg, 509-201-0885

POMSKY PUPPIES AVAILABLE
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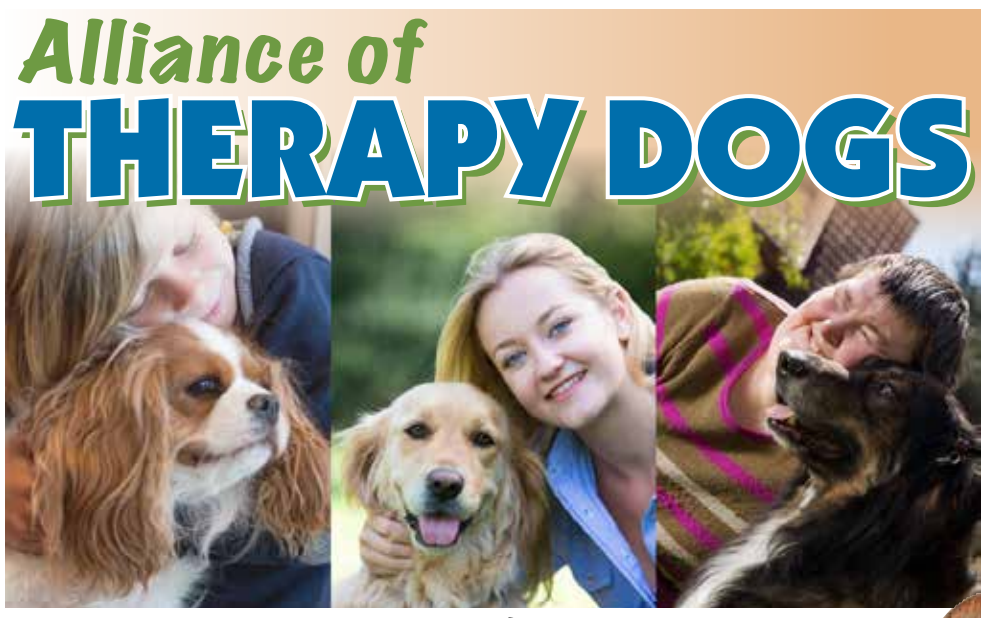

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I am Sue Sestak and this is my service dog "Lady." Something unbelievable became believable and I must say life saving. Before Joe at "Operation Dog Tag" Lady was so unruly, disobedient and outright obnoxious, which triggered my depression and PTSD even more. I am so glad I contacted Joe Scheffer. With his experience, skill and professionalism in training dogs and working with people, he helped me not only to train Lady, but also myself. I now have confidence, leadership and understanding on how to properly handle Lady, and now she keeps me focused on the "now." She is now so obedient, calm-attentive and loyal, (my battle buddy). I also have arthritis and balance issues, Lady is trained to retrieve items and to keep me upright and steady. If it wasn't for Joe, the unbelievable would still be and I would be in a very troubled state of mind.

Thank you, so much Joe,
Sue Sestak / USMC

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC

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Everyday through April 25th from 11:00am - 7:00pm

This April Pottery Place Plus is pleased to present the resin art of Karen Vollmer-Poseley and the sculpted wool of Mia Simonsen. Karen finds the magic of the resin art form is in the process of watching each piece become unique in the final form ~ no two pieces are alike! Mia's "Owl Song Feltery" creates botanicals out of wool ~ cactus and succulents were her first botanicals of choice, and more recently mushrooms and other fungi. Karen's resin art and Mia's needle felting allows them to design botanicals year-round. Stop by PPP in April to view their "botanical art".

POKER RIDE FUNDRAISER FOR BACK COUNTRY HORSEMEN
Of Washington Northeast Chapter. Raffles & prizes! Saturday, May 30 at Riverside State Park Equestrian Area, Spokane. Family event, kids 17 & under ride free. Pre-register by May 15, $30 per rider, 18+. Register at the event, $45 per rider 18+, extra hands $5 each. Riders out 9am-11am, ride length is approx. 2-1/2 hours, poker game ends at 2pm. Prizes for high, 2nd best & lo-ball. For more information & to register online, www.NEBCHW.org or contact Sheila Blakeley, 206-949-3339 or rides@nebchw.org

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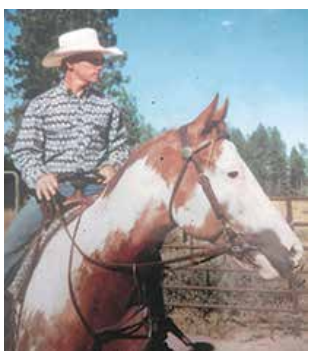

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Dave Graybill

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net

"The Outdoor Insider"

It is great to see so many people out enjoying the spring weather. There are families fishing the year-round lakes and boaters looking for trout and walleye on the big reservoirs in the region. Many anglers consider this their favorite time of year; however, I should have known better than go walleye fishing during a full moon. The moon plus the warming temperatures on Banks Lake combined to make things difficult. I was just so eager to go that I ignored the conditions. Nate Stull, of Stully's Guide Service, still put Kelly Byran and me on some walleye last Tuesday. Nate found the docks in at Steamboat Rock State Park, so we used this launch and headed from there to Barker Flats. This is an area on Banks Lake where Nate will look for prespawn walleye in the spring. We found some, too. Nate had warned us that the bite was very light right now, and although we did hook some fish, we missed a bunch of bites. Just couldn't get to the rods in time to set a hook. We spent a good amount of time in the morning here and then explored a few other likely locations. Looking back, Nate said we probably should have ground it out on Barker, but you never know. Second guessing is easy. The day turned out to be flat calm, and the water temperature rose almost five degrees. These conditions didn't help. We had a great time, though! This week's photo is of Nate with one of the walleye we landed.

I chose to drive up through Soap Lake on my way to Grand Coulee Dam the other day. It is a little longer drive than going on Highway 2 through Waterville, but this gives me the chance to check out what's going on at Lake Lenore and Dry Falls lakes. Both of these lakes opened on March 1st. These are quality lakes with selective gear rules, which means no bait and a one fish limit, and the trout must be at least 18 inches. They are popular with the fly fishing crowd, and I haven't seen much activity on them so far this season. However, when I drove by last weekend there were a lot of float tubes, kayaks and other floating craft on the water at both of these lakes. The majority of the fishing on Lenore was at the very top end of the lake, which is not unusual for this time of year. The lake is inhabited by Lahontan cutthroat, and they often cruise close to the shore in the spring. At Dry Falls, which is just up the road, I could see at least a dozen anglers from the overlook on the highway.

I hope you remembered what time of year it is. It's the time to renew your fishing licenses and all that can come with it. I am sure you are aware that the WDFW has a new app, the MyWDFW, that allows you to get your licenses, catch record cards, etc., all online. Your information is then available on your phone. There are a lot of questions about just how this new system works, especially in areas where cell service isn't available. I opted to get mine the old fashioned way this year, which may be the last time I can do so. I got my license, two pole endorsement and my Columbia River Endorsement, all for under $25, as I am a senior. I won't need my Washington State Parks Natural Investment sticker for my truck until June. It looks like the cost for this one has doubled, so I may reconsider getting the annual license this year. I still consider the state fishing license a bargain for all the pleasure I get fishing here in Washington.

While in Grand Coulee Dam recently, I took the time to check out one of the popular fishing areas. The level of Lake Roosevelt is dramatically low right now, and that often can mean good fishing out of Spring Canyon. Boaters will launch here and fish from right above the dam to the Swawilla Basin for trout and big kokanee this time of year. It can also be the best time to fish from shore. I stopped to see what was going on at Crescent Beach. It is quite a sight to see how far down the water is and how far anglers walk down to set up to do their fishing. I was lucky enough to run into a fish checker when I stopped to make a few casts from the shore near the boat launch at Cresent Bay. She gave me a report on how the anglers were doing. She said that the group that arrived at six that morning had six very nice rainbow. The other groups she talked to had arrived later in the morning and hadn't done very well.

Only one fish among them.

It is getting to be walleye time here in Central Washington on the big reservoirs in the region. Soon, there will be anglers packing the parking lots at the launches on Banks Lake, Moses Lake and Potholes Reservoir. Thinking about the popularity of walleye fishing, I arranged some interviews with some area guides that are experts on these waters. I first contacted Austin Moser, of Austins Northwest Adventures Guide Service, and after doing a video segment on fishing for kokanee and trout on Lake Roosevelt we did another version on walleye fishing on Banks Lake and Moses Lake. These are available to the subscribers to the FishingMagician.com Facebook page. I recently fished Banks Lake with Nate Stully of Stully's Guide Service. You can see a video of our day on the Dave Graybill YouTube channel. I also did a short video of important tips for early season walleye fishing that is also available to subscribers. I plan to get out soon with Shelby Ross, of Ross Outdoor Adventures Guide Service, to shoot a video on early season walleye fishing. Later this month I will be fishing for spring salmon with Shane Magnuson and Buzz Ramsey. If you don't want to miss any of these informative videos with real experts, be sure to Follow me on Facebook and subscribe to get exclusive videos and other tips on fishing in the region. Help me pay the gas money it takes to get this great information!

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4 bedroom, 1 bath home, 1900 sq.ft., scenic & private location in Hunters, Washington, just minutes from the Columbia River. Mature orchard & stream on property, perfect for orchard, livestock & farm use. Additional acreage also available, $399,900 with options available for cash. For information contact Northwest Lands, www.NWLands.com or call 509-671-1691

UPDATED GREENACRES HOME ON 1/4 ACRE WITH A SHOP!
Open House, Saturday, April 11, 10am-12pm. 18104 E. Maxwell Avenue, Greenacres 99016. 3 bedroom, 2 bath, 1824 sq.ft. primary suite downstairs with walk-in tiled shower, heated radiant floors & walk-in closet, family room & laundry area. Upstairs has two additional bedrooms, full bathroom & hall storage. Completely refreshed kitchen with new cabinets & appliances, large living room with newer windows. Other recent updates include new flooring, interior paint, lighting remodeled bathrooms, AC & heat pump, new roof. Large 36x60' shop with power, cement floor & 2 new insulated doors, perfect for RVs, boats, & all your toys. Fully fenced backyard has a firepit, raised garden beds, new deck with steel structure. This home checks all the boxes, $550,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

MARLETTE HOMES, GOLDEN WEST HOMES, CLAYTON HOMES,
Cavco Homes, Fleetwood Homes & Palm Harbor Homes with online pricing including delivery & set up. The Home Boys, 3335 Travel Plaza Way, Pasco, WA 99301, 509-416-2840 or The Home Boys, 15906 E Sprague, Spokane Valley, WA, 99037, 509-481-9830, or online: www.-TheHomeBoys.com Open 7 days a week 9am-5pm

NEW PRICE! CHARMING 2 BEDROOM, 2 BATHROOM HOME
IN 55+ neighborhood of Sun Aire Estates. 653 W. Wyoming Avenue, Hayden, Idaho. The open floor plan creates a spacious feel throughout, while the nice lot provides ample outdoor space. For added convenience, there is a storage shed. The split floor plan ensures privacy, & the carport offers protected parking. Enjoy outdoor relaxation on the covered front porch & deck in the backyard. The kitchen opens to the living room, making it perfect for entertaining guests. A practical laundry room is included for your convenience. Additionally, residents can take advantage of the newly renovated clubhouse! Now offered at $45,000. Kristine Phillips 208-797-1764, Lakeshore Realty

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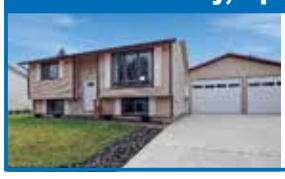
OPEN HOUSE HIT LIST

Our Convenient Clip & Carry Index, Cut It Out & Find a House!

Saturday, April 11, 10am-12pm



18104 E. Maxwell Ave., Greenacres
Updated 3 bed, 1/4 acre with a shop!
$550,000
Lenae Thornton, 509-209-0741
Keller Williams Spokane

Saturday April 11, 12-2pm

9513 W. Nelson Drive, Nine Miles Falls
4 bed, 3 bath, 25x30 Shop
$565,000
Jonathan Bich, 509-475-1035
Coldwell Banker Tomlinson

Sunday, April 12, 11-2pm

4780 W Lowell Ave, Spokane
4 bed, 3 bath, Farmhouse
$719,900
Stuart Prey, 509-679-9208
Prime Real Estate Group

Sunday, April 12, 12-2pm

2908 W. Weile Ave, Spokane
4 bed, 3 bath, Comfortable Family Home
$465,000
Jonathan Bich, 509-475-1035
Coldwell Banker Tomlinson

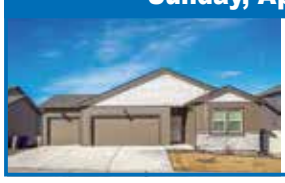
Sunday, April 12, 12pm-2pm

206 W. Waverly Place, Spokane
Charming Corbin Park Craftsman
$469,900
Mary Ogle, 509-953-0201
Amplify Real Estate Services

Sunday, April 12, 12pm-3pm

4720 N Lincoln St, Spokane
3 bed, 2 bath, Large 3 car garage
$319,000
Bill Shine, 208-699-9120
Team Real Estate

Sunday, April 12, 12-3pm



8018 S. Avery Rd, Cheney
4 bed, 2 bath, incredible sunset views
$455,000
Annette McAlister-Mundell, 509-991-5207
Realty Only Group Eclipse

Sunday, April 12, 1-3pm

4224 W. Northwest Blvd., Spokane
5 bedroom Downriver Home
$389,000
Mary Guderjohn, 509-230-4900
EXIT Real Estate North

the Exchange 509.922.3456 *call/ text* www.PacificNW.Exchange

INCREDIBLE SUNSET VIEWS IN CHENEY
Enjoy incredible sunset views from this 4 bedroom home with finished 3 car garage with epoxy floors & storage shelves, smart home features & a covered patio. Main living area offers comfortable everyday living & easy flow for entertaining, while the covered patio provides a great place to relax & take in the beautiful views. Landscaped front yard & backyard with terraced boulder retaining wall, piping for drip system & ready for your own personal finishing touch. Walking distance to the golf course & park! $455,000. Open House Sunday, April 12 , 12-3pm. 8018 S Avery Rd, Cheney. Call Annette McAlister-Mundell, Realty One Group Eclipse, 509-991-5207

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NINE MILE FALLS FOUR LEVEL HOME
Open House, Saturday, April 11, 12pm-2pm. 9513 W. Nelson Drive. Nestled between Long Lake & the State Park, this home offers space & versatility. The main floor welcomes you with a bright layout featuring a spacious living room seamlessly connected to the dining area & kitchen. A sliding door leads to a large deck overlooking a secluded .77 acre yard. Upstairs are 3 comfortable bedrooms, including a primary suite with a private bathroom, plus a second full bathroom. One level down, a cozy family room provides a second living space, while a bonus room with its own exterior entrance, bath, & laundry. The basement level features a large recreation room & a utilities area with abundant storage space. Additionally, a new roof & heat pump, plus central vac, a 3 car garage & a 25x30' shop, $565,000. Jonathan Bich, Coldwell Banker Tomlinson, 509-475-1035

STUNNING MODERN FARMHOUSE LOCATED ON THE EDGE OF 5 MILE
Open House Sunday, April 12, 11am–2pm, 4780 W. Lowell Ave, Spokane, 99208. 4 bedrooms, 3 bathrooms, 2762 sq.ft. Perched above Indian Trail with sweeping city & mountain views, this thoughtfully designed 2019 home offers effortless main level living with abundant natural light. Main floor features a private office, convenient laundry & a spacious primary suite with dual walk in closets & an oversized en-suite. Upstairs includes additional bedrooms, a second living area & access to above garage storage. Outside enjoy a large deck with motorized shade, yard space for pets & play, fire pit & an oversized 1000 sq.ft. garage, $719,900. Listed by Stuart Prey 509-679-9208 Prime Real Estate Group

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OPEN HOUSE SUNDAY APRIL 12, 12PM-3PM
4720 N Lincoln St, Spokane. Great home in nice close in area with many amenities within walking distance or short ride. This home features 3 bedrooms, 2 bathrooms, 1496 square feet, & a large 3 car garage. Additional features: central air conditioning, gas forced air heating, plus a gas fireplace in the lower level. The primary bedroom has an on-suite bathroom, walk in closet, & an area perfect for an office or tv area. Offered at $319,000. Call Bill Shine, 208-699-9120, Team Real Estate

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CHARMING CORBIN PARK CRAFTSMAN
Open House Sunday, April 12, 12pm-2pm. 206 W. Waverly Place, Spokane. Lovely home featuring 3 bedrooms, 2 baths, numerous updates offer a perfect mix of timeless warmth & modern convenience. Welcoming white picket fence & front porch leads to the elegant entry & cozy gas fireplace in the living room. Spacious kitchen, stainless appliances with room for a kitchen table in addition to the formal dining room. Convenient main floor laundry with extra storage. Large main floor primary bedroom offers 2 closets. Upstairs you will find an updated bathroom & 2 bedrooms. Original hardwood floors, upgraded electrical, newer high efficiency furnace & HVAC system installed & more! 2 car garage with room for workspace, off street parking, handy carport off the back door & new back fence. Only one block from Corbin Park & this home is on the Historic Registry, $469,900. Mary Ogle, Amplify Real Estate Services, 509-953-0201

WELL MAINTAINED HOME IN INDIAN TRAIL NEIGHBORHOOD
Open House, Sunday April 12, 12pm-2pm. 2908 W. Weile, Spokane. This home offers comfort & functional living space throughout. Main floor features a spacious living room with a large window that fills the space with natural light while overlooking the private backyard. Updated kitchen provides modern finishes & a layout designed for both everyday living & entertaining. Primary bedroom has been remodeled into a generous suite with a walk-in closet & private bathroom that features a double vanity & a zero-step shower. Additional office space on the main level offers flexibility & includes direct access to the patio. The basement expands your living options with a comfortable family room, two additional bedrooms & a third bathroom, large laundry room provides abundant storage & utility space. $465,000. Jonathan Bich, Coldwell Banker Tomlinson, 509-475-1035

MOVE TO MEDICAL LAKE THIS SPRING!
Priced under assessed value! Stunning white home on a double lot with 5 bedrooms, 2-1/2 baths designed for comfort & functionality. True main floor living with primary bedroom, 2 bathrooms, laundry room, office, living room with gas fireplace, expansive kitchen with large center island, 2 dining areas. Upstairs has 4 additional bedrooms, a full bath & secondary family room, this home has space for everyone. Oversized 2+ car garage with great storage, attached former wood shop great for hobbies or projects. Back lot has covered RV garage, fully fenced backyard with room for gardening & fruit trees, $465,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

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Deer & Loon Lake, the recognized authorities. Tamarack Realty, 509-999-6354

OPEN HOUSE SATURDAY APRIL 4, 11AM-1PM
1823 W Northridge Ct. Apt A. Charming & convenient townhome living. Fall in love with this adorable 1 bedroom, 1 bathroom townhome offering comfort, simplicity, & style. Perfectly situated in a convenient location close to everyday amenities, this cozy home is ideal for those seeking low-maintenance living without sacrificing charm, $172,500. For more information please call Barb Frye, Amplify Real Estate Services 509-220-4373

SPACIOUS DOWNRIVER HOME IN NORTHWEST SPOKANE
Open House Sunday, April 12, 1pm-3pm. 4224 W. Northwest Boulevard. 5 bedrooms, 4 are egress, 2 bathrooms, main level has hardwood floors, picture window, recently updated bathrooms, partially finished basement has shop area & abundant storage. Updates include a new roof & new windows. Large lot with established garden beds, privacy & outdoor space. Close to parks, trails & amenities, $389,900. Mary Guderjohn, EXIT Real Estate North, 509-230-4900

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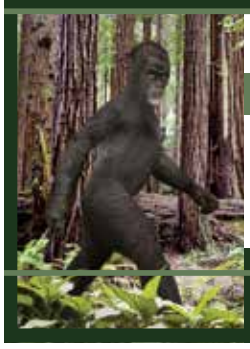

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1-1/2 acres with Park model home, water, septic, power, covered deck, large lawn with sprinkler system, set up for winter, two pole buildings with concrete floors, garage door openers & power, asphalt paved driveway. Also adjacent undeveloped 2.77 acre parcel. For sale by owner, 509-679-3400

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Where luxury meets convenience! Enjoy sweeping territorial & city views from this beautifully updated home. 2 bedroom, 1-1/2 bath, upgrades include newer carpet, select flooring & modern window treatments. Open concept great room, floor to ceiling fireplace, chef's kitchen with new cabinetry, granite countertops, stainless steel appliances. Newly remodeled primary bath, walk-in shower. Resort style amenities include swimming pool, hot tub/ spa, tennis & pickleball courts, RV & boat storage, $310,000. Nancy Wynia, Windermere Manito, 509-990-2742

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Lovely lodge type main floor living rancher on 14.64 acres has an additional 7.2 acres available. 3 bedroom, 3 bath, 2912 total sq.ft. with 2 bedrooms & 2 baths on the main floor & main floor laundry. Large open living/ dining room, spacious kitchen, finished daylight walk-out basement with family room, large egress bedroom & 3/4 bath. Upper deck or lower patio has fabulous territorial views, 16' pond with fish, abundant wildlife. The 3000 sq.-ft. 50x60' barn with 4-5 stalls & concrete walls, loft for hay storage is perfect for horse lovers, huge riding arena, close to Antoine Peak for miles of trails. Plenty of room for your cars & projects in the garage/ shop, 2 large generators included, $850,000. Sheri Tilton, 509-280-3000 Re/MAX of Spokane www.SheriTilton.-com

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Real Estate Trends & Advice

MATERIAL FACTS

Washington real estate licensees are obligated by statute to "disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party, though this statement does not imply any duty to investigate matters that the broker has not agreed to investigate." In other words, being guilty by association does not meet the standard if the broker does not have actual knowledge of a material fact.

For example, one broker was accused of providing misinformation when a property they had listed stated the property size as 5 acres. The county profile stated the property was 5 acres, but the recorded survey proved the acreage was somewhat less. The broker had not seen a copy of the survey and had no legal duty to investigate further. The seller's copy of the survey was not provided to the broker at the time of listing, and the discrepancy was not discovered until it became a bone of contention later in the transaction.

In another example, upon initially listing a property, the seller refused to disclose that it had previously been used as an illegal drug manufacturing site. The seller even threatened the broker with legal action if they disclosed that information to any buyers. The broker was undeterred, since they knew the seller would never reveal that detail in court, and finally convinced the seller that they were obligated by law to disclose all known material facts to any serious buyer, even if the seller chose not to do so.

Estates are exempt from filling out the state mandated Seller Disclosure Statement, but it does not exempt those managing the estate from disclosing known material facts about the property.

The definition of material facts means "information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a real estate transaction or operates to impair or defeat the purpose of the transaction." This means a buyer's ability to perform (or lack thereof) is also relevant and constitutes a material fact. For example, if the earnest money was deposited late or not at all, or if the check bounced, that material fact should be disclosed to the seller.

Some things that are not material facts are suspicions that the property or a neighboring property is or was the site of a murder, suicide, rape or sex crime, robbery, burglary, or gang related activity. If it does not adversely affect the physical condition or title to the property, it is not a material fact.

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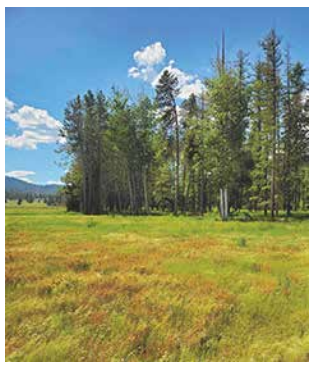

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Monday's and Tuesday's through April from 10:00am - 12:00pm

Come by to ask any and all video/photo questions. Learn about lighting, editing, shooting, or digitizing old footage.

Kick'in It Country Line Dance Class

Kettle Falls Senior Center, 605 Narcissus (3 blocks east off Myers), Kettle Falls
Tuesday's at 6:30pm

Kickin' It Country Line Dance class meets at 6:30 on Tuesdays at the Kettle Falls Senior Center, 605 Narcissus (3 blocks east off Myers). All ages and all experience levels are welcome. Donations go to Boots For the Brave, which creates custom cowboy boots for individual veteran amputees. The group also dances Wednesdays at Cowboy's & Angel's in Colville (adults only), where they were recently featured in Khaki Dreams (By the Brooks Motion Pictures), available on YouTube. For information call or text 209-406-9969 or find us on FB.

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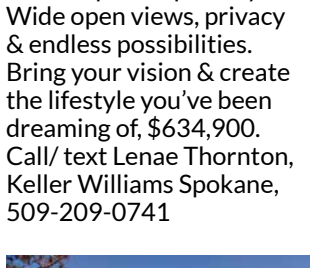

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27719 N. Regal Road, power & water at Regal Road. Legal description 21 28 43 NE 1/4 of SE 1/4, SE 1/4 of SE 1/4 of NE 1/4. For sale by owner, call/ text, 509-385-6073

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ACROSS

1. Health care pros
4. A person inhabiting Benin
7. One thousand cubic feet (abbr.)
10. Split pulses
11. Frozen water
12. Small constellation
13. Perennial mountain rice
15. Pick up
16. Japanese historical period
19. Suggesting the horror of death and decay
21. Unattached
23. Fishing port in SE France
24. Products for dogs
25. One point south of southeast
26. Having the skill or resources to do something
27. Involve oneself deeply
30. Immobile
34. __ pai dong: Hong Kong food stall
35. Move quickly on foot
36. Gathered
41. A way through
45. Another name for Thor
46. Sharp dueling sword
47. The supreme commander of a fleet
50. Seasoned sausages
54. Path
55. Christian hermit
56. Ancient region of Asia Minor
57. Where wrestlers go to work
59. Roman statesman
60. Explosive
61. Licensed for Wall Street
62. Where golfers start
63. Grow old
64. Autonomic nervous system
65. No seats available

DOWN

1. A legally binding command
2. General feeling of discomfort
3. Dribble
4. Soft touch
5. South American plant
6. Clouds of gas and dust in space
7. Warm-blooded vertebrates
8. Lines created by folding
9. Strong belief
13. Senior officer
14. Adult
17. Joint entrance examination in India
18. Passports and drivers' licenses are two
20. Those who go against an accepted authority
22. One point east of northeast
27. Journalist Tarbell
28. One's mother (British)
29. Nowhere to be found
31. A way to save for old age
32. Fall behind
33. Midway between northeast and east
37. The work of a sailor
38. Mark with striae
39. Energy, style and enthusiasm
40. Sticky situation
41. Monetary units of Spain
42. Three-banded armadillo
43. Chooses
44. More disreputable
47. Defensive nuclear weapon
48. "The Partridge Family" actress Susan
49. Livestock owners assn. in Spain
51. Duplicating machine (abbr.)
52. OJ trial judge
53. Politician
58. Airborne (abbr.)

Find solution to this puzzle in this issue

NW MOTORSPORTS Report

"Going fast is your job...Telling people about it is ours...!"

SPOKANE SPEED AND CUSTOM SHOW RETURNS

One of the popular activities at the Spokane Speed and Custom Show in the cable-fest where nitro methane field race cars fire up. Speed & Custom photo

SPOKANE — The Spokane Speed and Custom Show returns for another edition, April 10-11-12 at the Spokane Fair and Expo Center.

Launched in 2017 by Brian Anderson, the event has become Washington state's largest all indoor car show.

When it began, the show sought to fill a void left by the legendary Spokane Auto Boat Speed Show that shuttered in 2012 after 49 years starting in 1963. That show, housed in many of the game buildings as Anderson's event, was the idea of 1960s car and racing buffs, Don Wilbur and Orville Moe. Both recently passed away, Moe in 2015 and Wilbur in 2017.

"Yes (we've) been full for two months," Anderson noted in a text message. The show will have in excess of 400 entries from across the country, in eight buildings, Anderson added.

Notable among entries and events are Butch Leal "The California Flash" drag racer. Staying with that theme is a "cackle fest" where four top-fuel cars will be pushed outdoors and fire up their nitro motors three different times as they fire up 6 p.m. Friday, noon and 6 p.m. Saturday.

ARP has sponsored a West Coast Challenge that was started in Spokane. It now has a 5-show West Coast circuit of shows. WCC entries. Have a chance at a $12,500 for first, $6,500 for second and $3,500 third place prize money.

WCC shows include the Grand National Roadster Show in Pomona Calif., the Portland Roadster Show, Spokane Speed and Custom Show, Medford Oregon Rod and Custom show and the Sacramento Autorama.

In addition, the Spokane Cup is awarded to the best "First-time show in Spokane" entry and is worth $5,000.

Also borrowing from Moe and Wilbur's production, among other things this show will have a model car contest and 50-plus vendors.

Show Details:
Friday noon-7 pm,
Saturday 10 am-7 pm
Sunday 10 am-5 pm
Admission:
Adults $15, Kids 8 and younger FREE,
Discount Pre Sale tickets $12 available at All Motion Auto Supply, any Federated Auto parts stores and all three Northside Greggs family ACE Hardware locations.
Further information:
www.spokanespeedandcustomshow.com or on Facebook.

THE APPLE CUP 57TH RUNNING AT TRI CITY RACEWAY

When the Apple Cup shifted from Yakima Speedway in 2022, Preston Peltier was the winner. Tri City Raceway photo

WEST RICHLAND — Tri-City Raceway will open its 2026 season April 11-12 with the Bonney's TYM Tractors Apple Cup Presented by Legends Casino Hotel, one of the Northwest's most iconic short track races, bringing top drivers from across the West Coast together for a two-day event.

After 17 years being closed and gathering desert dust, the tri-oval half-mile that was first opened in 1968 reopened in 2021. Following the closure of Yakima Speedway, events such as the Apple Cup and Fall Classic shifted to TCR.

The preliminary entry list includes one former race champion in Jason Jefferson who captured the 2003 title.

Here is a look at the schedule:

Saturday, April 11
CARS Tour West Pro Late Models, $7,500 to win, Hobby Stocks and Speedtour Modifieds

Sunday, April 12
Northwest Super Late Model Series Apple Cup 125, $10,000 to win
Vintage Modifieds and Ministocks

Saturday also marks the season opener for the CARS Tour West, with rising driver Keelan Harvick expected to compete.

First held in 1967, the Apple Cup remains a longstanding Northwest racing tradition. Tickets are available at TriCityRaceway.com.

Apple Cup 2026 Super Late entries (Preliminary list)
Northwest Super Late Models
Tri-City Raceway RMEC
Sunday, April 12

Preliminary Entry List: 1K Kasey Kleyn Quincy, WA, 01 Mike Burkhart Sandy, OR, 3B Andy Beaman Selah, WA; 3G Wyatt Gardner Lake Stevens WA, 3K Ken Bonney Hermiston, OR, 5A Garret Archer Maple Valley, WA, 5P Ryan Phipps Heyburn, ID, 07 JJ Mullins Naches, WA, 9 Ethan Ebert Tucson, AZ, 11 Johvan Dillon Meridian, ID, 11R Bud Rumsey Prosser, WA, 12 Rick Gerard Hermiston, OR, 15 Tayler Riddle Naches, WA, 17T Zach Telford Middleton, ID, 17S Max Schroeder Tacoma, WA, 25 Randy Marshall Jr Moxee, WA, 29 Jason O'Neil Spokane, WA, 33 Christopher Kalsch Hillsboro, OR, 34 Scott Walker West Richland, WA, 51B Bryce Bezanson Missoula, MT, 93 Dave Garber Spokane, WA, 97 Jason Jefferson Naches, WA

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132,000 road miles show room condition, all service records from Becker Buick since new, only one owner, new windshield, brakes & shocks done recently, new battery, Weathertech mats, kept in a heated garage, good Continental tires, no damage history, $6500. 509-648-3640 St John

IN ACCORDANCE WITH THE REVISED CODE
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, April 16, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2006 Chevrolet Monte Carlo, CKC8103, #2G1WK151X-69194474; 2002 Honda Odyssey, BZW3370, #2HKRL18922H554217; 2014 Toyota Corolla, BCT5247, #2T1BURHE-5EC144738; 1998 Mitsubishi Eclipse, #4A3AK4-4Y0WE114403; 2016 Nissan Versa, #3N1CN7AP8-GL808504; 2001 Dodge Durango, CVZ2309, $1B4HS28N31F535621

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2013 SUBARU OUTBACK Stock #12641 (AWD)	WAS $8,995	$7,988
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2009 CHEVY 1500 Stock #12351 (4 Door, 4WD)	WAS $8,995	$7,988
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2012 HYUNDAI SONATA Stock #12671 (Good Miles)	WAS $9,995	$8,888
2013 VOLKWAGON BEETLE Stock #12675 (Automatic, Black Beauty)	WAS $9,995	$8,988
2011 CADILLAC SRX Stock #12663 (AWD, Loaded)	WAS $9,995	$8,988
2007 TOYOTA SOLARO CONVERTIBLE Stock #12568 (98,000 mi)	WAS $9,995	$8,988
2015 FORD FLEX Stock #11446 (AWD, Leather)	WAS $11,995	$10,988
2011 DODGE DAKOTA Stock #12554 (4x4, Low Miles)	WAS $12,995	$11,988

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2013 Mazda 3 141,000 miles	$4,500
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Beat the Heat: Home Projects You Need to Tackle Before Summer Arrives

If you've ever tried caulking a window frame when it's 95 degrees outside, you already know the answer to "why didn't I do this in May?" The caulk goes on like cold peanut butter, sticks to your fingers, and dries before it's even in the gap. Congratulations, you've now paid for the privilege of doing it again next spring.

Eastern Washington doesn't ease into summer. It shows up like an uninvited houseguest, suddenly, completely, and without mercy. That narrow window between "still muddy" and "surface of the sun" is prime time for knocking out projects that heat makes miserable, dangerous, or just plain ineffective.

Here's what deserves your attention right now.

Your Roof and Attic Are Already Planning Against You

Winter is rough on roofs, and the damage it leaves behind gets dramatically worse once temperatures climb. A small lifted shingle that's losing a little heat right now turns into a full leak the moment afternoon thunderstorms hit in July. Get up there, or pay someone to, and look for lifted edges, cracked sealant around vents and chimneys, and any flashing that's working itself loose.

While you're thinking about the top of your house, check your attic ventilation. An underventilated attic in an Eastern Washington summer can hit 150 degrees, which shortens the life of your shingles from the inside out and turns your upstairs into a place where houseplants go to die. Ridge vents, soffit vents, and attic fans are not glamorous, but neither is replacing a roof ten years early.

Exterior Painting and Caulking Have a Temperature Window

Most exterior paints and caulks have an application range typically between 50 and 90 degrees and Eastern Washington blows right past the top of that range by late June. Apply exterior caulk or paint when it's too hot and you get poor adhesion, bubbling, and cracking within a season or two. The spring window is real and it closes fast.

Walk the perimeter of your home and look at every joint, seam, and gap where materials meet. Where the siding meets the foundation. Around every window and door frame. Anywhere two different materials come together. Caulk is one of the cheapest things you can buy at a hardware store and one of the highest-return investments you can make in your home. A $6 tube now versus a water damage repair bill later is not a close competition.

Get Your Cooling System Looked At Before Everyone Else Does

Every spring, roughly the first week temperatures hit 80, every HVAC company in the region gets slammed with calls from people whose air conditioning decided not to work. Don't be that person sweating through hold music while the technician's next available appointment is three weeks out.

Schedule an AC tune-up now. Change your filters. Clean your condenser coils if you're comfortable doing it, or have a pro do it as part of a service call. These are not complicated things, but they get skipped every year by every homeowner until the system fails on the hottest day of August, which is when it always fails, because that's when it's working hardest.

While you're at it, check that your outdoor condenser unit has clearance. Shrubs, tall grass, and last fall's leaves stacked against the unit make it work harder and wear out faster. Give it two feet of breathing room in every direction.

Irrigation Systems After Winter Are Not Ready to Trust

If you blew out your irrigation system in the fall, and you should have, don't just turn it back on and assume everything is fine. Freeze-thaw cycles crack emitters, shift heads, and occasionally do creative things to pipes that made sense when the ground was frozen but make much less sense now. Run each zone manually and watch what happens. A head that's spraying straight up at full height and soaking your siding is not watering your lawn. It's watering your foundation, which is a different and worse outcome.

Fix these things in April, before the grass has browned out and you're desperately throwing water at everything to compensate for the irrigation zone that was never working right.

Deck and Fence Wood Needs Attention Before UV Does It For You

Wood that goes into summer without a protective finish is wood that's aging in fast-forward. The UV radiation in Eastern Washington summers is intense, and unprotected wood grays, checks, and cracks at a pace that will genuinely surprise you if you've never paid attention to it.

Clean your deck and fence now, let them dry out completely from spring moisture, and apply a quality stain or sealer before the heat arrives. Don't apply it to wet wood, don't apply it in direct sun when it's hot, and don't skip this two years in a row and wonder why the wood looks terrible. Apply to a clean, dry surface on a mild day and you'll add years to the life of the structure.

The Basement and Crawl Space Window

Spring is when water moves, and that means it's the best time to catch where it's going that it shouldn't. Check your crawl space and basement for signs of moisture intrusion: efflorescence (that white chalky residue on concrete), standing water, or vapor barrier damage. Extend your downspout extensions away from the foundation if they're dumping water right next to the house. Make sure your grading still slopes away from the structure rather than toward it.

None of this is exciting. Nobody has ever hosted a dinner party and proudly told guests about their crawl space vapor barrier. But the homeowners who pay attention to this stuff are the ones who don't end up with mold remediation bills that require a second mortgage.

Summer is coming, and it's not patient. Get these done while the weather is still cooperating, and you'll spend the hot months actually enjoying your home instead of working on it in conditions that make you question your life choices.

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HAVE YOU CLEANED YOUR BLINDS LATELY?
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NATURAL BUG REPELLENT!
Keep those creepy crawly bugs like ants, spiders, and stink bugs away with spray bottle mixture of 2 cups water & 10 to 15 drops of peppermint oil. We might like the scent of mint, but bugs don't! As an indoor alternative to a spray, add a few drops of peppermint oil directly onto cotton balls & place around your house at those same points of entry. This Make Your Life Better Hack brought to you by the Exchange

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AS YOU CLEAN YOUR GUTTERS, REMEMBER THIS!
Before you begin cleaning rain gutters, take some time to clear any debris off your roof that will slide into the gutters in the next storm. This crucial first step is commonly missed & will only lead to another gutter cleaning sooner down the line. This Make Your Life Better Hack brought to you by the Exchange

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High-ROI Outdoor Living Components

Outdoor living has become a coveted feature for many homeowners and those looking to buy. In 2026, landscape architecture has shifted from something that is purely ornamental to features that are functional and resilient. The American Society of Landscape Architects says a professionally designed landscape can increase a home's value by anywhere from 15 to 20 percent. Some projects can yield a return on investment of even more — even recuperating the entire cost.

Where is a homeowner to start when it comes to maximizing the potential of a landscape? These projects and components can be a good place to start.

- Natural stone patios: A high-quality patio can offer a great ROI. These patios may use the same stone levels and lines as the interior of the home.
- Outdoor kitchens: HGTV says an outdoor kitchen ROI can range from 55 percent to 200 percent, depending on the location and comparable homes in the area. High-value versions include built-in grills, weather-resistant cabinetry, and stone prep areas.
- Climate-controlled pergolas: Pergolas on their own can add interest and function to outdoor spaces. Those that feature motorized louvers that adjust for sun and rain have become a luxury essential for many homeowners. They help extend the usability of outdoor spaces during various seasons.
- Smart lighting systems: Integrated systems with LED lights controlled by apps are now major selling points for homes. These systems improve security and curb appeal at night. According to Urban Oasis Contracting, outdoor lighting doesn't just show a space, but also transforms it. Adding carefully placed lights can redefine the property in distinct ways.
- Softscaping improvements: Mature trees can add character to a property and also reduce cooling costs via natural shade. Landscapes that require low irrigation are outperforming traditional lawns, according to Organic Valley.

Homeowners looking to get great returns on outdoor living investments can consider prized improvements that transform exterior living spaces

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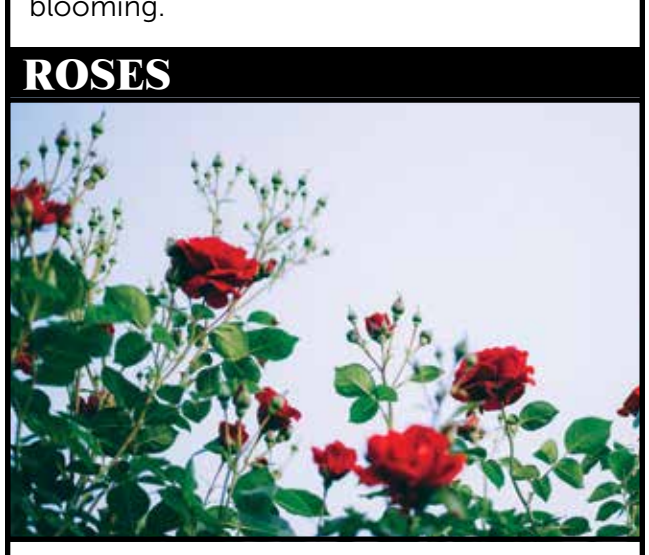
DANDELIONS

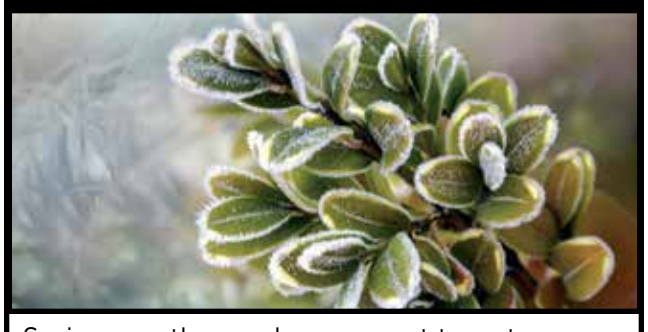
Dandelions are a sure sign of spring. They are an important early food source for the beneficials & pollinators that are returning to our area. If you need to control them, wait until other flowers are blooming.

ROSES



This winter was hard on roses. There are lots of blackened canes this year. Cut back blackened canes into the green portion of the cane. Move mulch away from the plants.

FROST DATE



Spring weather makes us want to get outside, but it can be unpredictable. Snow one day, 60 degrees the next. Remember that the average frost date in this area is May 15.

FOR MORE INFORMATION:
https//extentions.wsu.edu/spokane/master-gardener-program/home-lawn-and-garden/

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Gardening And Mental Health

Gardening and strong mental health seemingly go hand-in-hand. A study published in 2018 in the Journal of Clinical Medicine found that exposure to plants and green space, and particularly to gardening, is beneficial to both physical and mental health. Penn State Extension says working with the soil and plants can help relax the mind and have a grounding effect on the gardener. Gardening can help to reduce stress, anxiety and even built-up anger, and may also helps a person connect to the current moment and not be caught up in their mind. Nearly all forms of exercise, gardening included, can lighten your mood and lower levels of stress and anxiety. Routines, such as spending a certain portion of the day weeding or tending to gardening needs, creates a soothing rhythm to ease stress.

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NATURAL BUG REPELLENT!
Keep those creepy crawly bugs like ants, spiders, and stink bugs away with spray bottle mixture of 2 cups water & 10 to 15 drops of peppermint oil. We might like the scent of mint, but bugs don't! As an indoor alternative to a spray, add a few drops of peppermint oil directly onto cotton balls & place around your house at those same points of entry. This Make Your Life Better Hack brought to you by the Exchange

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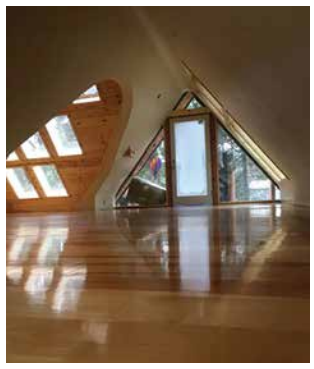

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You've Been Breathing What? Indoor Air Quality After a Long Winter

Here's a thought experiment. Take a house, seal it up tight for five or six months. Run a furnace through it daily. Add some cooking, some cleaning products, maybe a dog or two, possibly a teenager. Prevent most of that air from going anywhere. Now breathe deeply and ask yourself how that air is actually doing.

The answer, for most homes coming out of winter, is "not great." Indoor air quality is one of those topics that sounds like something only people with expensive tastes and air purifier subscriptions worry about, but the EPA has been quietly noting for years that indoor air can be two to five times more polluted than outdoor air. In winter, when homes are sealed and ventilation is minimal, that number can climb higher. Spring is the right time to actually do something about it, and most of the fixes are straightforward enough that you'll wonder why you waited.

The Furnace Has Been Circulating Everything

Your forced air heating system spent the winter doing exactly what it was designed to do, which is move air. Unfortunately it's not particularly selective about what's in that air. Dust, pet dander, mold spores, and whatever else has been living in your ductwork gets distributed evenly throughout your home on a continuous rotation. It's a very democratic system.

Start with the filter, which you've probably been meaning to change for longer than you want to admit. A clogged filter isn't just an efficiency problem, it's also a source. A filter that's full and bypassing air is now shedding particulates back into the system rather than capturing them. Change it, and if you've been using the cheapest fiberglass filters available, consider moving up to a pleated MERV 8 or higher. They cost a little more and they actually do the job they're supposed to do.

If you haven't had your ducts cleaned in several years and you've noticed dust accumulating faster than seems reasonable, it may be worth a professional cleaning. It's not something that needs to happen every year, but it's also not something most people ever do, which means it probably needs to happen at least once.

Your Humidity Levels Are Almost Certainly Wrong

Furnaces are ruthlessly efficient at one thing besides heating, and that's drying out your air. Winter indoor humidity in most forced-air homes runs well below the 30 to 50 percent range that humans and houses actually prefer. Too-dry air irritates airways, makes you more susceptible to viruses, dries out wood trim and flooring, and is generally unpleasant in ways that are easy to attribute to other causes.

If you've been waking up with a dry throat all winter and blaming the cold, test your humidity before you schedule a doctor's appointment. A cheap hygrometer from any hardware store will tell you what you're actually dealing with. A whole-house humidifier attached to your HVAC system is the most effective long-term solution, but even portable room humidifiers make a meaningful difference.

Spring brings the opposite problem in some homes, particularly those with crawl spaces or basements. As outdoor humidity rises and the ground thaws, moisture levels can climb, and humid air plus a poorly ventilated interior is a good environment for mold and dust mites to set up operations. If your home swings from bone dry in winter to stuffy in summer, a dehumidifier in the lower level of the house is worth considering.

Open the Windows. Seriously, Just Open Them.

This sounds too simple to be useful but it is genuinely one of the most effective things you can do for indoor air quality. On a mild spring day with low wind and reasonable outdoor air quality, opening windows on opposite sides of the house for even twenty minutes creates cross-ventilation that flushes accumulated indoor pollutants out and brings fresh air in. Modern homes built or renovated for energy efficiency are particularly prone to air stagnation because they were specifically designed to prevent air from moving in or out.

Continued on page 33

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Continued from page 32

If your home has a heat recovery ventilator or energy recovery ventilator, spring is the time to check that it's functioning and clean its filters. These systems exist precisely to provide controlled ventilation without losing all your conditioned air, and they tend to get ignored until something goes wrong.

What's Living in Your Carpets

Carpets are effective at capturing particulates, which sounds like a good thing and is actually a complicated thing. All that capturing has to go somewhere, and it goes into the carpet, where it accumulates, gets disturbed by foot traffic, and becomes airborne again in a low-level continuous cycle. Dust mites live in carpets and upholstered furniture in numbers that are best not to think about too specifically, feeding on the dead skin cells that humans shed at a rate that would horrify you if it came up at dinner.

Vacuuming with a HEPA-filter equipped vacuum makes a real difference. Steam cleaning carpets in spring removes what vacuuming misses and eliminates a meaningful portion of dust mite populations. If you've been living with a pet all winter, this is not optional. Pet dander in carpet becomes airborne repeatedly and indefinitely until it's actually removed, not just cleaned over the surface.

The Cleaning Products Are Part of the Problem

Volatile organic compounds, or VOCs, are released by a surprisingly long list of common household products. Paints, varnishes, cleaning sprays, air fresheners, scented candles, and synthetic fragrance products all off-gas chemicals into your indoor air. In winter when ventilation is low, these compounds accumulate. The irony of spraying a fragrant cleaner to make your house smell fresh while adding to its chemical load is not lost on people who study this for a living.

This is not a call to throw out everything under your kitchen sink and buy products that cost four times as much and come in brown paper packaging. It's a suggestion to read labels, ventilate when using sprays and cleaners, and consider that the pine-scented air freshener is not actually cleaning the air. It's just adding something to it.

Plants Help, But Not As Much As The Internet Claims

Indoor plants do filter certain VOCs from the air. A 1989 NASA study on this subject became one of the most misquoted pieces of research in home improvement history, leading generations of houseplant enthusiasts to believe that a pothos in the corner was handling their air quality needs. The actual finding was that plants can filter specific compounds under controlled laboratory conditions, and that you would need somewhere between ten and a thousand plants per square foot to replicate those conditions in a real home.

Plants are still worth having. They're good for your mental state, they add humidity to dry winter air, and some filtering is better than none. Just don't let a shelf of succulents substitute for changing your furnace filter and opening a window occasionally.

Spring is the season of fresh starts, and your indoor air quality is a reasonable place to apply that energy. Most of what needs doing costs very little and takes an afternoon. Your lungs have been patient all winter. It's time to return the favor.

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Countertop Rundown

Kitchen renovations continue to top the list of improvements that offer a high rate of return on investment. Buyers pay attention to kitchens, which undoubtedly affects the ROI of kitchen renovations. According to the Journal of Light Construction's "Cost vs. Value Report 2025," a minor kitchen remodel offers an ROI of 113 percent, while a midrange remodel offers an ROI of 51 percent. Replacing a kitchen countertop can help homeowners see improvements to the functionality of their spaces and improve the value of their homes.

According to data from Grand View Research, the U.S. countertops market is projected to reach $35.57 billion in 2026, driven by homeowners who desire high-value renovations over relocating. Those thinking about overhauling their spaces with new countertops can consider the leading materials and how they rank in cost, maintenance and durability.

Engineered quartz
The National Kitchen & Bath Association reports that 78 percent of design professionals expect quartz to be the preferred countertop material over the next several years. Quartz is non-porous, so it will resist stains, scratches and bacteria infiltration without having to be sealed. Unlike natural stone, quartz offers pattern uniformity, which makes it easier to map out seamless transitions. Quartz costs between $50 and $150 per square foot installed.

Granite
Granite still holds a considerable chunk of the countertops market and remains a solid standard for those who value a one-of-a-kind look of natural stone. Granite has exceptional heat resistance and adds significant resale value. However, it requires periodic sealing to maintain its good looks. Costs range from $40 to $190 per square foot.

Porcelain
Porcelain tiles and slabs are projected to become the fastest-growing segment in the ceramic tiles market, according to reports from Yahoo Finance. High-precision printing technology enables porcelain to mimic rare marble and other stone with superior accuracy. Porcelain is even harder than granite and effectively impervious to UV rays. This makes the material a solid choice for outdoor kitchens. Plus, at a cost of $60 to $120 per square foot, it is competitive with other similar materials.

Laminate
Laminate is a budget-friendly option for homeowners at $20 to $80 per square foot, but is not as durable as other materials. Some laminates mimic the look of high-end materials, and they don't require much maintenance.

Countertops affect the look and feel of kitchens and other interior and exterior spaces. Choosing materials comes down to cost, durability and maintenance.

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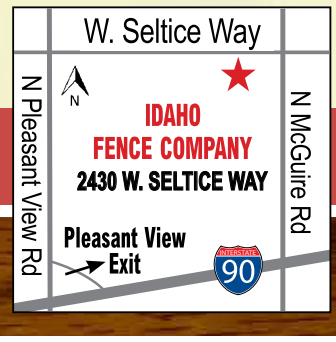

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